LOT 8 R567829
IN OR 356 PG 587
PINE KNOLL SUB PB 4/5

CLARK BARBARA ANN
44282 LEE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2800-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

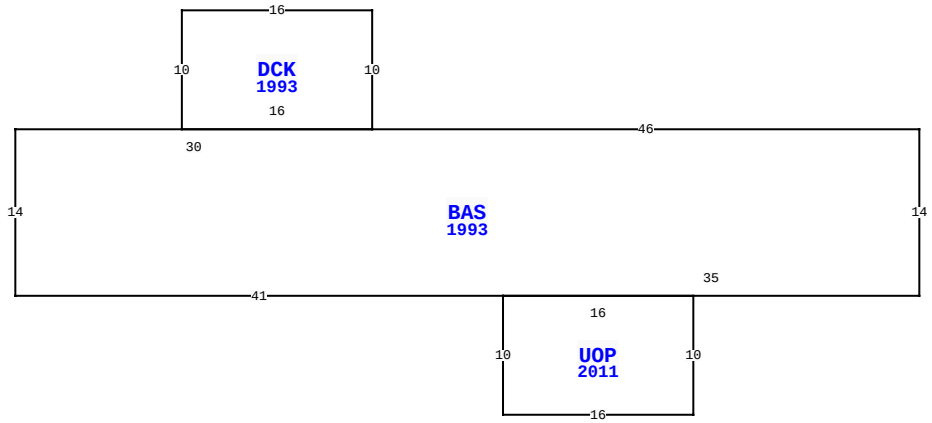
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	21,942
DCK	160	15	24	495
UOP	160	25	40	825
TOTALS	1,384		1,128	23,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,128	98.2000	68.74	77,539	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



44220 LEE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,262
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,550
TOTAL MARKET VALUE	34,812
SOH/AGL Deduction	1,537
ASSESSED VALUE	33,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,275
TOTAL JUST VALUE	34,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0356/0587	3/01/1982	WD	U	V		1,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 DCK=[YR=1993] N10 W16 S10 E16$ W30 S14 E41
UOP=[YR=2011] S10 E16 N10 W16$ E35 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	RM	100.00	144.00	0.33	AC		1.00	1.00	1.00	35,000.00	35,000.00	11,550							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.33 Total Land Value: 11,550 Market: 0 Agricultural: 0 Common: 11,550 PRINTED 08/06/2024 BY SYS