LOTS 46 & 47
IN OR 2209/1419
PINE KNOLL SUB PB 4/5

WOODRUFF ANGELA DAWN
44329 LEE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2800-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

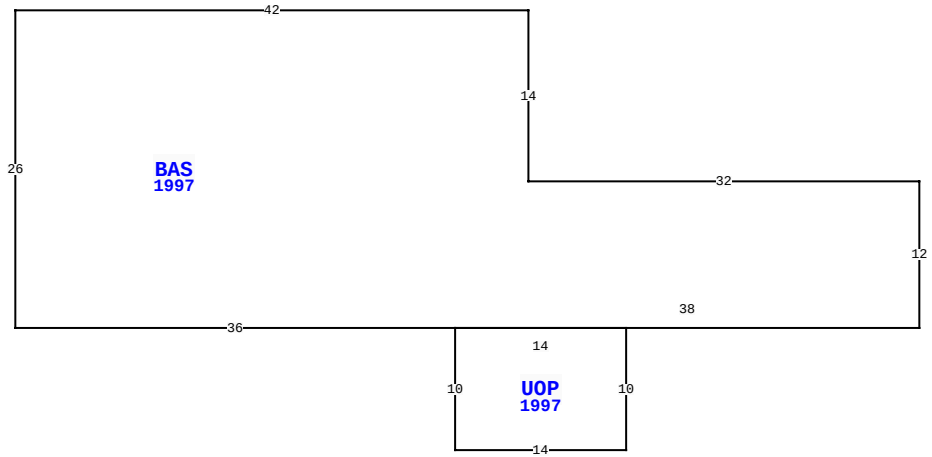
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 80
Exterior Wall	05	AVERAGE 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,476	100	1,476	29,136
UOP	140	25	35	691
TOTALS	1,616		1,511	29,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,511	94.0000	65.80	99,424	1974	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1476 HX Base Yr 2019



44329 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		29,827
TOTAL MARKET OB/XF VALUE		4,074
TOTAL LAND VALUE - MARKET		34,300
TOTAL MARKET VALUE		68,201
SOH/AGL Deduction		34,998
ASSESSED VALUE		33,203
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,203
TOTAL JUST VALUE		68,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/1419	7/12/2018	QC	U	I	11	100
GRANTOR: HART JOHN D						
GRANTEE: WOODRUFF ANGELA DAW						
0784/0944	2/10/1997	WD	U	I	11	52,000
GRANTOR: FACHKO RAYMOND D						
GRANTEE: HART JOHN & JACQUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W32 N14 W42 S26 E36 UOP=[YR=1997] S10 E14 N10 W14 $ E38 N12 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	1242	WD DECK A	0	100	14	11	154.00	SF	10.00	10.00	100	1980	1980	3	20	308	
3	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1980	1980	3	20	56	
4	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
5	0681	POLE SHED	0	100	0	0	182.00	SF	15.00	15.00	100	1980	1980	3	20	546	

LAND DESCRIPTION

TOTAL OB/XF 4,074

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	100	0006	RM	150.00	285.00	0.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	34,300							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.98 Total Land Value: 34,300 Market: 0 Agricultural: 0 Common: 34,300 PRINTED 08/06/2024 BY SYS