LOTS 1 & 2
IN OR 400 PG 234
PINE KNOLL UNIT 2 PB 5/17

**ANDERSON DENNIS JR & CATHERINE**
44241 ANN DRIVE
CALLAHAN, FL 32011

**2024**

**04-1N-25-2820-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

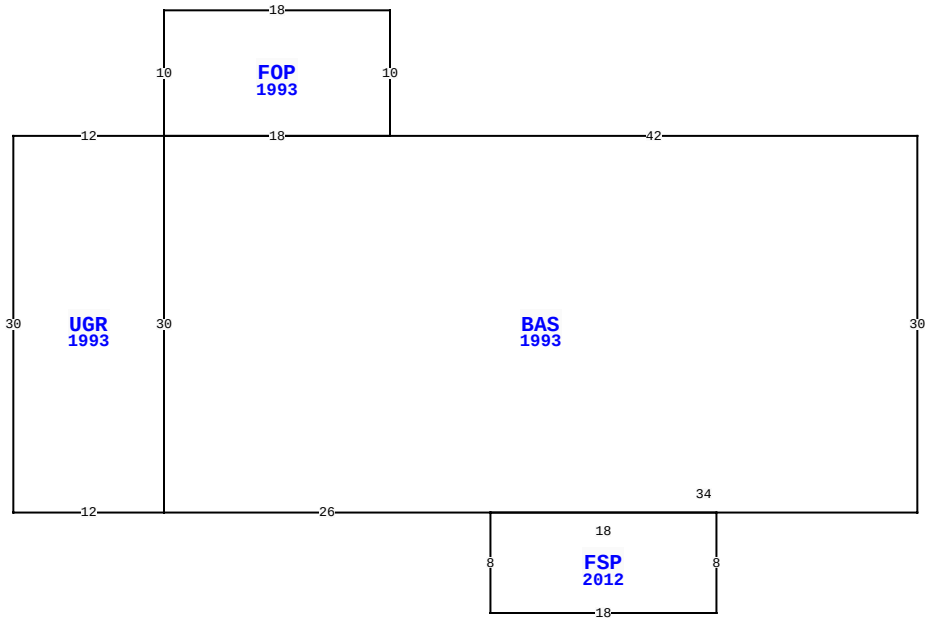
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8006.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 151,440 |
| FOP | 180 | 30 | 54 | 4,543 |
| FSP | 144 | 40 | 58 | 4,880 |
| UGR | 360 | 45 | 162 | 13,630 |
| TOTALS | 2,484 | | 2,074 | 174,492 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,074 | 103.8800 | 98.69 | 204,683 | 1989 | 1993 | 0 | 0 | 0 | 14.75 | 85.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1800 HX Base Yr




44241 ANN 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 | | 174,492 |
| TOTAL MARKET OB/XF VALUE | | 3,183 |
| TOTAL LAND VALUE - MARKET | | 18,900 |
| TOTAL MARKET VALUE | | 196,575 |
| SOH/AGL Deduction | | 80,208 |
| ASSESSED VALUE | | 116,367 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 66,367 |
| TOTAL JUST VALUE | | 196,575 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,115 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5492 | NEW CONSTR | 2,400 | 11/04/1988 |
| 2793 | H/AC | 2,300 | 11/04/1988 |
| 4454 | NEW CONSTR | 64,974 | 10/23/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0400/0234 | 9/01/1983 | MS | U | V | | 10,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W42 FOP=[YR=1993] N10 W18 S10 UGR=[YR=1993] W12 S30 E12 N30$ E18$ W18 S30 E26 FSP=[YR=2012] S8 E18 N8 W18$ E34 N30$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 320.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 57 | 1,186 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 24 | 960 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 24 | 1,037 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,183

| 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 | 0005 | RM | 75.00 | 205.00 | 0.54 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 18,900 | | | | | | | |

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.54 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 08/06/2024 BY SYS