

LOTS 7 8 9 & 10
IN OR 1923/1984
PINE KNOLL UNIT 2 PB 5/17

DOUGLAS MARTINA L
44108 BECKER AVENUE
CALLAHAN, FL 32011

2024

04-1N-25-2820-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8006.00
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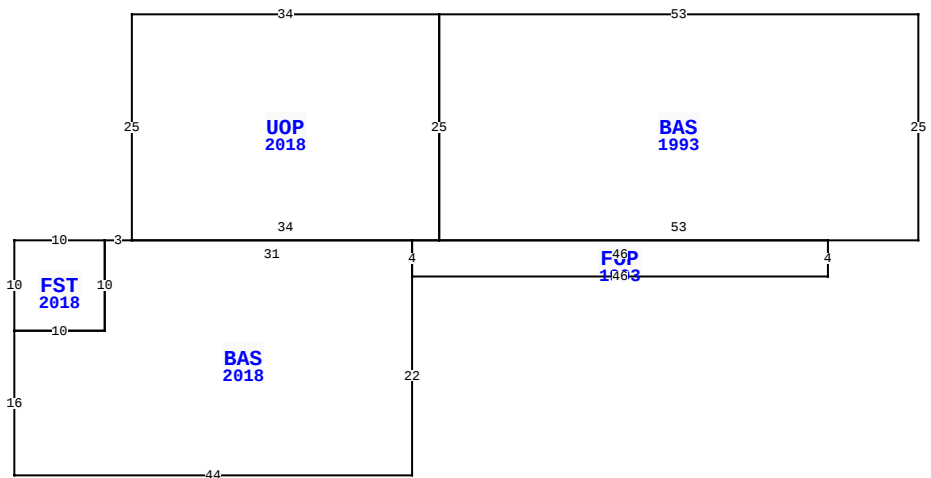
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1,325	130,959
BAS	1,044	100	1,044	103,186
FOP	184	30	55	5,436
FST	100	55	55	5,436
UOP	850	20	170	16,802

TOTALS	3,503		2,649	261,819
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,966.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	0	0	200.00	SF	30.00	30.00	
4	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0005	RM	150.00	280.00	0.96	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,649	88.9920	111.24	294,675	1983	2000	0	0	11.15	88.85
1 SNGL FAM - 100% - 1998 Heated Area: 2369 HX Base Yr 1998											



44108 BECKER AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										261,819	
TOTAL MARKET OB/XF VALUE										21,689	
TOTAL LAND VALUE - MARKET										33,600	
TOTAL MARKET VALUE										317,108	
SOH/AGL Deduction										139,322	
ASSESSED VALUE										177,786	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										127,786	
TOTAL JUST VALUE										317,108	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										306,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009359	NEW CONSTR	23,878	10/23/2017
4647	GARAGE	11,118	02/04/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1923/1984	6/23/2014	QC	U	I	11	100	
GRANTOR:HECKLE MARTINA L							
GRANTEE:DOUGLAS MARTINA L							
0767/0023	7/31/1996	PR	Q	I		65,900	
GRANTOR:HEIL PAMELA D P/R							
GRANTEE:FRATTLE MARTINA & D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W53 UOP=[YR=2018] W34 S25 BAS=[YR=2018] W3 FST=[YR=2018] W10 S10 E10 N10\$ S10 W10 S16 E44 N22 FOP=[YR=1993] E46 N4 W46 S4\$ N4 W31\$ E34 N25\$ S25 E53 N25\$.											