PT OR 788 PG 1271
R673542 & R673543 & R673544
ESMT IN OR 714/1870

LYONS JANICE L
44001 ROPER DR
CALLAHAN, FL 32011

2024

12-1N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

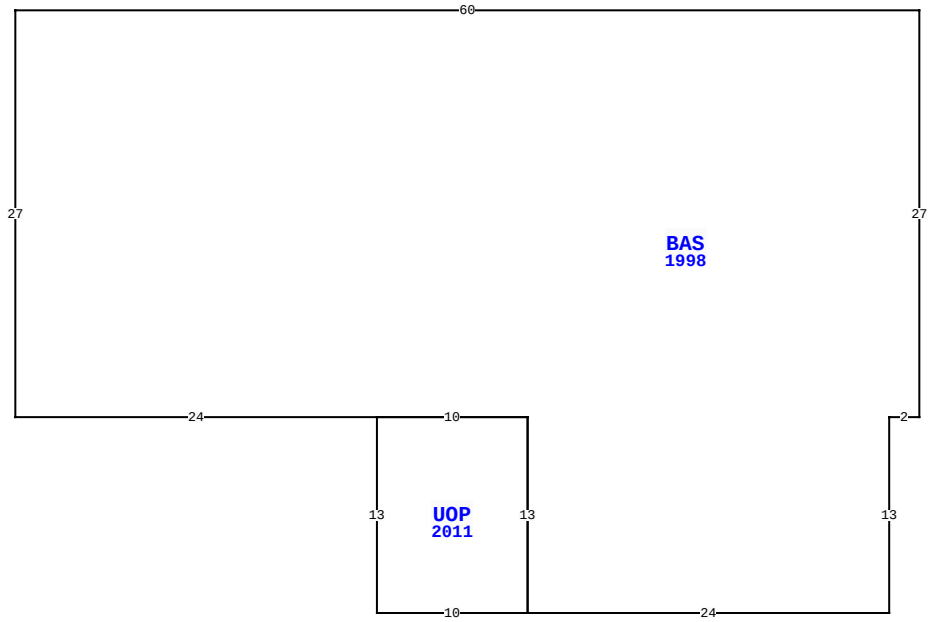
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1,932	92,829
UOP	130	25	32	1,538
TOTALS	2,062		1,964	94,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,964	123.2000	92.40	181,474	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1999 Heated Area: 1932 HX Base Yr 1999



44001 ROPER DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		94,366
TOTAL MARKET OB/XF VALUE		5,753
TOTAL LAND VALUE - MARKET		165,590
TOTAL MARKET VALUE		137,033
SOH/AGL Deduction		65,001
ASSESSED VALUE		72,032
TOTAL EXEMPTION VALUE	HX HB	47,032
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		265,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0788/1271	3/27/1997	QC	U	V	06	100
GRANTOR: KEMP CHARLOTTE A						
GRANTEE: LYONS JANICE L						
0727/1656	4/18/1995	QC	U	V	06	100
GRANTOR: KEMP CHARLOTTE A						
GRANTEE: LYONS JANICE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E24 UOP=[YR=2011] S13 E10 N13 W10$ E10 S13 E24 N13 E2 N27$.

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	1998	1998	3	81	2,835	
2	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	2000	2000	3	28	1,109	
3	0510	GARAGE WD-	0	100	24	11	264.00	SF	17.50	17.50	100	2000	2000	3	28	1,294	
4	0350	CARPORT WD	0	100	22	12	264.00	SF	9.75	9.75	100	2000	2000	3	20	515	

LAND DESCRIPTION

TOTAL OB/XF 5,753

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	14.37	AC		1.00	1.00	1.00	415.00	415.00	5,964							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.37	AC		1.00	1.00	1.00	7,000.00	7,000.00	135,590							

REVIEW DATE 03/02/2020 BY TWA Total Acres: 20.37 Total Land Value: 36,914 Market: 135,590 Agricultural: 6,914 Common: 30,000 PRINTED 08/06/2024 BY SYS