PT LOT 3 & PT SE1/4 OF
SEC 32-2N-25E IN OR 1991/561
WOODSIDE ESTATES PBK 5/391

WATTS STEPHEN C & MELISSA A
44187 LAMAR AVE
CALLAHAN, FL 32011

2024

32-2N-25-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

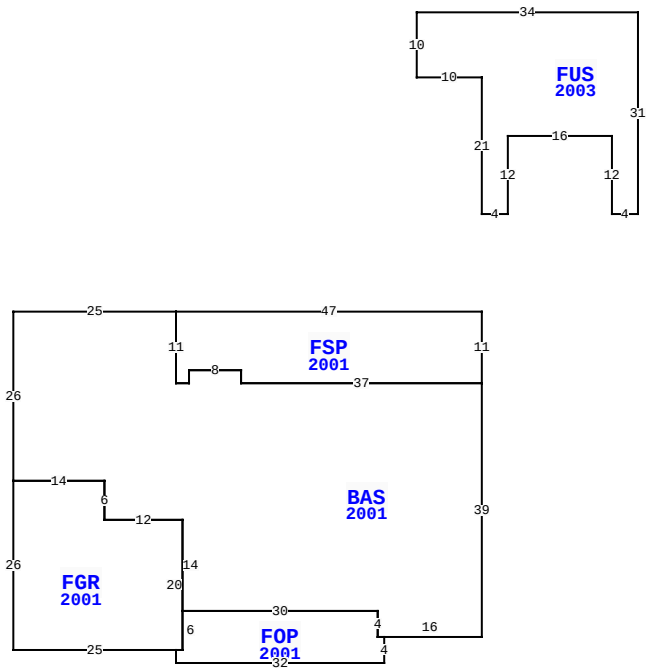
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,427	100	2,427	281,402
FGR	604	55	332	38,494
FOP	246	30	74	8,580
FSP	501	40	200	23,189
FUS	652	100	652	75,597
TOTALS	4,430		3,685	427,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,685	106.3125	132.89	489,700	2001	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2017 Heated Area: 3079 HX Base Yr 2017



44187 LAMAR AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/25/2014 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		457,140
TOTAL MARKET OB/XF VALUE		22,069
TOTAL LAND VALUE - MARKET		132,240
TOTAL MARKET VALUE		611,449
SOH/AGL Deduction		284,625
ASSESSED VALUE		326,824
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,824
TOTAL JUST VALUE		611,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009024	XFOB	45,692	06/13/2022
21011576	REPAIR/RRF	16,500	08/31/2021
B11898	NEW CONSTR	0	11/01/2003
M014960	H/AC	0	04/01/2001
E017795	NEW CONSTR	0	03/01/2001
B018000	NEW CONSTR	121,447	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/0561	6/08/2015	SW	U	I	12	285,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: WATTS STEPHEN C & M						
1972/0330	4/16/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W47 BAS=[YR=2001] W25 S26 FGR=[YR=2001] S26 E25 FOP=[YR=2001] S2 E32 N4 W1 N4 W30 S6 W1 $ E1 N20 W12 N6 W14 $ E14 S6 E12 S14 E30 S4 E16 N39 W37 N2 W8 S2 W2 N11 $ S11 E2 N2 E8 S2 E37 N11 $ PTR=N15 FUS=[YR=2003] N21 W10 N10 E34 S31 W4 N12 W16 S12 W4$ S15$.

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	0811	CONCRETE B	0	100	0	0	822.00	SF	5.20	5.20	100	2001	2001	3	80	3,420	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
4	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	22	770	
5	0462	ST/AL FNC	0	100	12	6	72.00	SF	10.00	10.00	100	2004	2004	3	36	259	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2018	2018	3	82	7,085	
7	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	2022	2022	3	100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 22,069

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	000100	C	SFR	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	36,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	4.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	88,740							
3	009530	C	POND	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,500							

REVIEW DATE 01/31/2023 BY KW Total Acres: 9.93 Total Land Value: 132,240 Market: 0 Agricultural: 0 Common: 132,240 PRINTED 08/06/2024 BY SYS

PT LOT 3 & PT SE1/4 OF
SEC 32-2N-25E IN OR 1991/561
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2024

32-2N-25-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

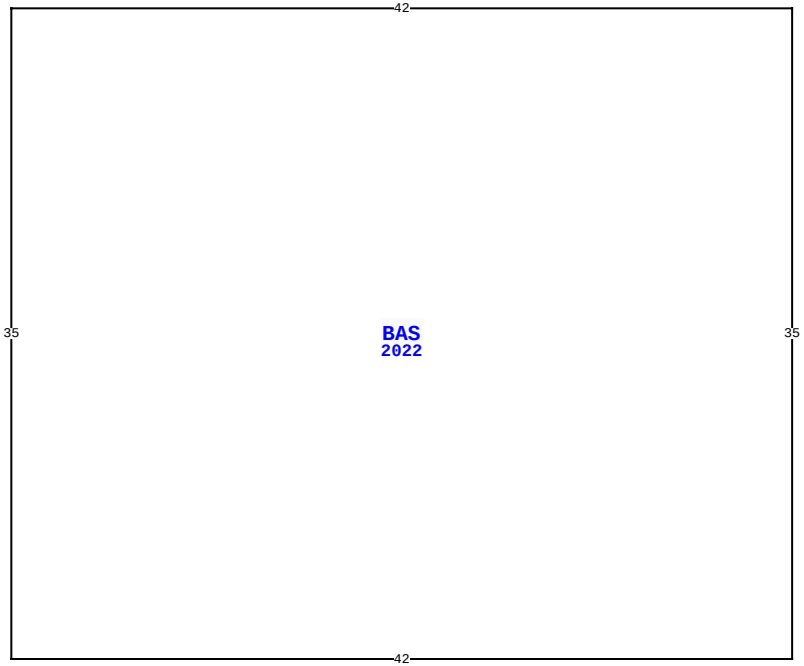
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	29,877
TOTALS	1,470		1,470	29,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,470	58.6500	20.53	30,179	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2017 Heated Area: 1470 HX Base Yr 2017



44187 LAMAR AVE, CALLAHAN

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XF DATE		LAND DATE	07/25/2014 MF
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1972/0330	4/16/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W42 S35 E42 N35$.

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

REVIEW DATE 01/31/2023 BY KW Total Acres: 9.93 Total Land Value: 132,240 Market: 0 Agricultural: 0 Common: 132,240 PRINTED 08/06/2024 BY SYS