IN DB 167/454 & OR 351/567 &
OR 198/287 & OR 459/495
IN OR 2427/976

MASSIE & MACMILLAN PROPS LLC/MACMILLAN DONNA E WEL
44083 KEME ROAD
CALLAHAN, FL 32011

2024

33-2N-25-0000-0013-0000

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	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

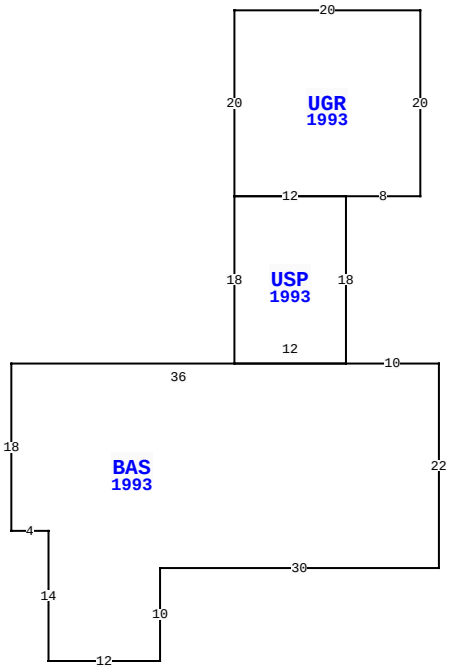
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	92,040
UGR	400	45	180	14,845
USP	216	30	65	5,361
TOTALS	1,732		1,361	112,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,361	109.2000	103.74	141,190	1940	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1116 HX Base Yr



541334 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	112,246
TOTAL MARKET OB/XF VALUE	16,582
TOTAL LAND VALUE - MARKET	412,860
TOTAL MARKET VALUE	209,003
SOH/AGL Deduction	69,008
ASSESSED VALUE	139,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,995
TOTAL JUST VALUE	541,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530000	REPAIR/RRF-AT&T	30,000	02/01/2015
B94830	CHNGE SRVC	3,400	03/01/1994
7311	REPAIR/RRF	2,240	06/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2427/0976	11/03/2020	SW	U	I	11	100
GRANTOR: MASSIE MARY C & DONNA						
GRANTEE: MASSIE & MACMILLAN						
2427/0966	11/03/2020	SW	U	I	11	100
GRANTOR: WELLS JACOB J LIVING						
GRANTEE: MASSIE MARY C & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] N18 UGR=[YR=1993] E8 N20 W20 S20 E12 $ W12 S18 E12$ W36 S18 E4 S14 E12 N10 E30 N22$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	0	20	36	720.00	SF	35.00	35.00	100	1970	1970	3	20	5,040	
3	0351	CARPORT MT	0	0	12	21	252.00	SF	10.00	10.00	100	1970	1970	3	20	504	
4	0940	SHEDS/PORT	0	0	12	9	108.00	SF	30.00	30.00	100	1970	1970	3	20	648	
5	0940	SHEDS/PORT	0	0	13	19	247.00	SF	30.00	30.00	100	1970	1970	3	20	1,482	
6	0510	GARAGE WD-	0	0	24	30	720.00	SF	35.00	35.00	100	1970	1970	3	20	5,040	
7	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	1970	1970	3	20	2,240	

LAND DESCRIPTION

TOTAL OB/XF 16,582

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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400							
3	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	3.49	AC		1.00	1.00	1.00	795.00	795.00	2,775							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	24.49	AC		1.00	1.00	1.00	14,000.00	14,000.00	342,860							

REVIEW DATE 04/24/2020 BY KBA Total Acres: 25.49 Total Land Value: 80,175 Market: 342,860 Agricultural: 10,175 Common: 70,000 PRINTED 08/06/2024 BY SYS