IN OR 1003/756 & OR 1003/760
2001 CHNC-DW

HILLIER RICHARD B & KATHRYN M
44553 LEE DRIVE
CALLAHAN, FL 32011-4689

2025

03-1N-25-0000-0001-0360

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

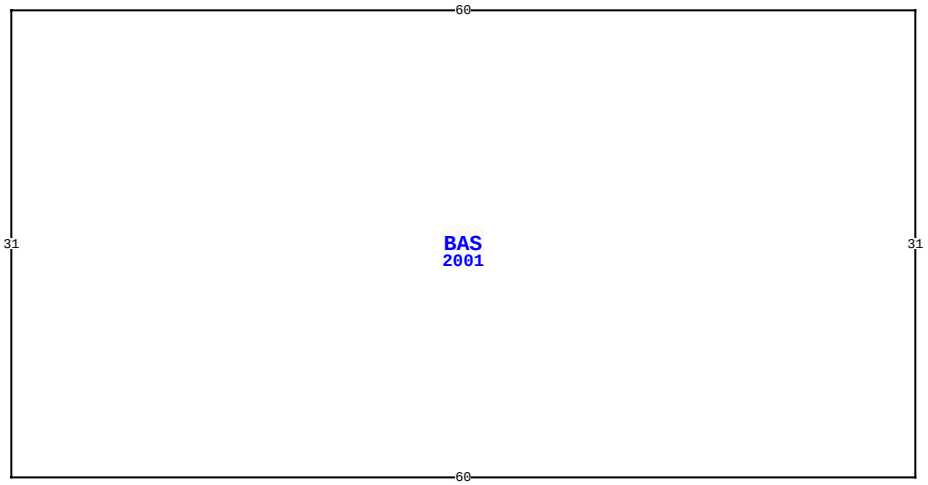
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2001	1,860	85,235
TOTALS	1,860			1,860	85,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	117.2000	99.62	185,293	2001	2001	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2002 Heated Area: 1860 HX Base Yr 2002



44553 LEE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		85,235
TOTAL MARKET OB/XF VALUE		4,057
TOTAL LAND VALUE - MARKET		81,588
TOTAL MARKET VALUE		170,880
SOH/AGL Deduction		83,869
ASSESSED VALUE		87,011
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		31,289
TOTAL JUST VALUE		170,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/0760	8/15/2001	WD	Q	I	06	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: HILLIER RICHARD B &						
1003/0756	8/15/2001	WD	U	V	13	45,000
GRANTOR: SMITH WARD E						
GRANTEE: HILLIER RICHARD B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S31 E60 N31$.

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	2001	2001	3	84	2,940	
2	0940	SHEDS/PORT	0	100	20	11	220.00	SF	21.30	21.30	100	2001	2001	3	20	937	
3	0751	UOP	0	100	0	0	24.00	SF	10.00	10.00	100	2015	2015	3	75	180	

LAND DESCRIPTION

TOTAL OB/XF 4,057

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	RES	100		OR	333.00	680.00	5.23	AC		1.00	1.00	0.80	19,500.00	15,600.00	81,588							

REVIEW DATE 07/20/2022 BY KBA Total Acres: 5.23 Total Land Value: 81,588 Market: 0 Agricultural: 0 Common: 81,588 PRINTED 07/30/2025 BY SYS