LOT 10
IN OR 262 PG 512
PINE KNOLL SUB PB 4/5

CLARK BARBARA A
P O BOX 678
CALLAHAN, FL 32011-0678

2025

04-1N-25-2800-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44318 LEE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,205
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	24,205
SOH/AGL Deduction	4,134
ASSESSED VALUE	20,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,071
TOTAL JUST VALUE	24,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982478	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0262/0512	4/01/1978	WD	Q	V		2,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	1242	WD DECK A	0	0	8	16	128.00	SF	5.50	5.50	100	1998	1998	3	20	141	
3	0751	UOP	0	0	4	8	32.00	SF	10.00	10.00	100	1995	1995	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 6,205

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	0		RM	158.00	145.00	0.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	18,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.40 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 07/30/2025 BY SYS