

LOT 11
IN OR 137/68 & OR 507/752
PINE KNOLL SUB PB 4/5

CLARK BARBARA A
PO BOX 678
CALLAHAN, FL 32011-0678

2025

04-1N-25-2800-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC 8029.00		

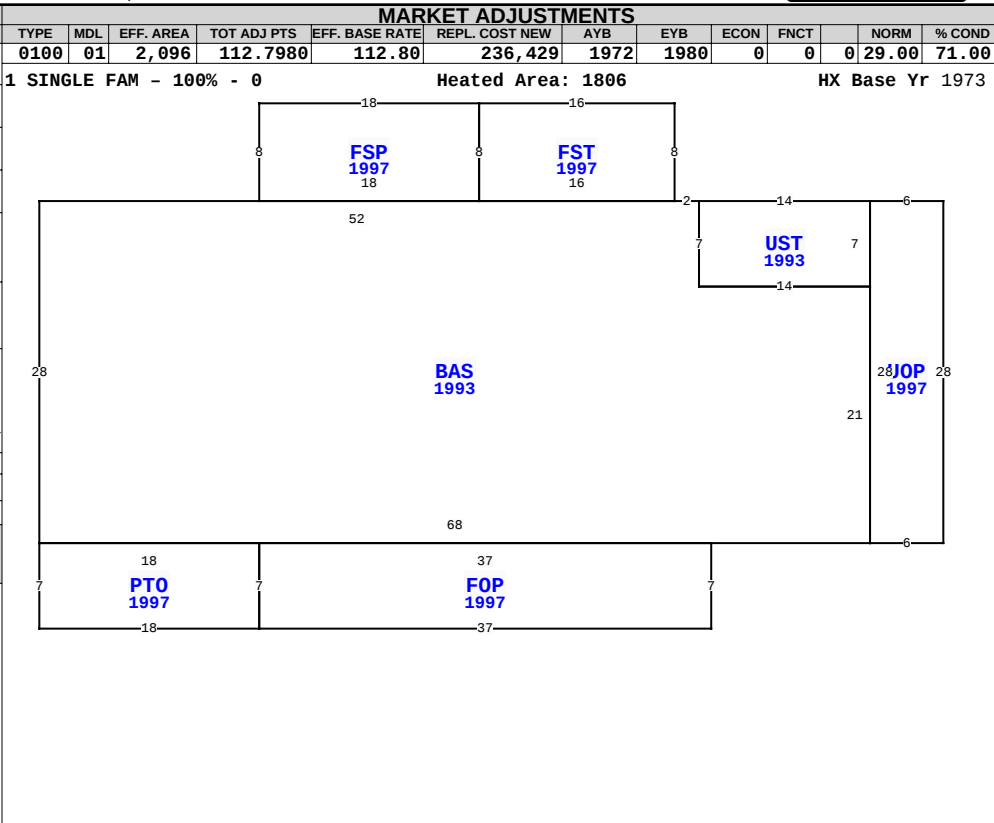
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	1993	1,806	144,639
FOP	259	30	1997	78	6,247
FSP	144	40	1997	58	4,645
FST	128	55	1997	70	5,606
PTO	126	5	1997	6	481
UOP	168	20	1997	34	2,723
UST	98	45	1993	44	3,524
TOTALS	2,729			2,096	167,865

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	1982	1982	3	35	1,547	
3	0511	GARAGE CB-	0	100	24	28	672.00	SF	40.00	40.00	100	1997	1997	3	72	19,354	
4	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1997	1997	3	72	468	
5	0812	CONCRETE C	0	100	0	0	2,795.00	SF	4.00	4.00	100	1997	1997	3	72	8,050	
6	0940	SHEDS/PORT	0	100	13	8	104.00	SF	19.50	19.50	100	1998	1998	3	20	406	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	02/28/2020	BY	KBP
-------------	------------	----	-----



44282 LEE DR, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
31,365		

TOTAL OB/XF		
31,365		

Total Acres: 0.52	Total Land Value: 23,400	Market: 0	Agricultural: 0	Common: 23,400
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		167,865	
TOTAL MARKET OB/XF VALUE		31,365	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		222,630	
SOH/AGL Deduction		89,194	
ASSESSED VALUE		133,436	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		82,714	
TOTAL JUST VALUE		222,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99	GARAGE	11,424	10/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
0507/0752	1/06/1987	FS U I	100
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
----------------	--	--	--

BUILDING DIMENSIONS			
UOP=[YR=1997] W6 UST=[YR=1993] W14 BAS=[YR=1993] W2			
FST=[YR=1997] N8 W16 FSP=[YR=1997] W18 S8 E18 N8\$ S8 E16\$ W52			
S28 PTO=[YR=1997] S7 E18 FOP=[YR=1997] E37 N7 W37 S7\$ N7 W18\$			
E68 N21 W14 N7\$ S7 E14 N7\$ S28 E6 N28\$.			