

LOTS 37 & 38
IN OR 1347/530
PINE KNOLL SUB PB 4/5

BROWNING ADAM W
44394 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

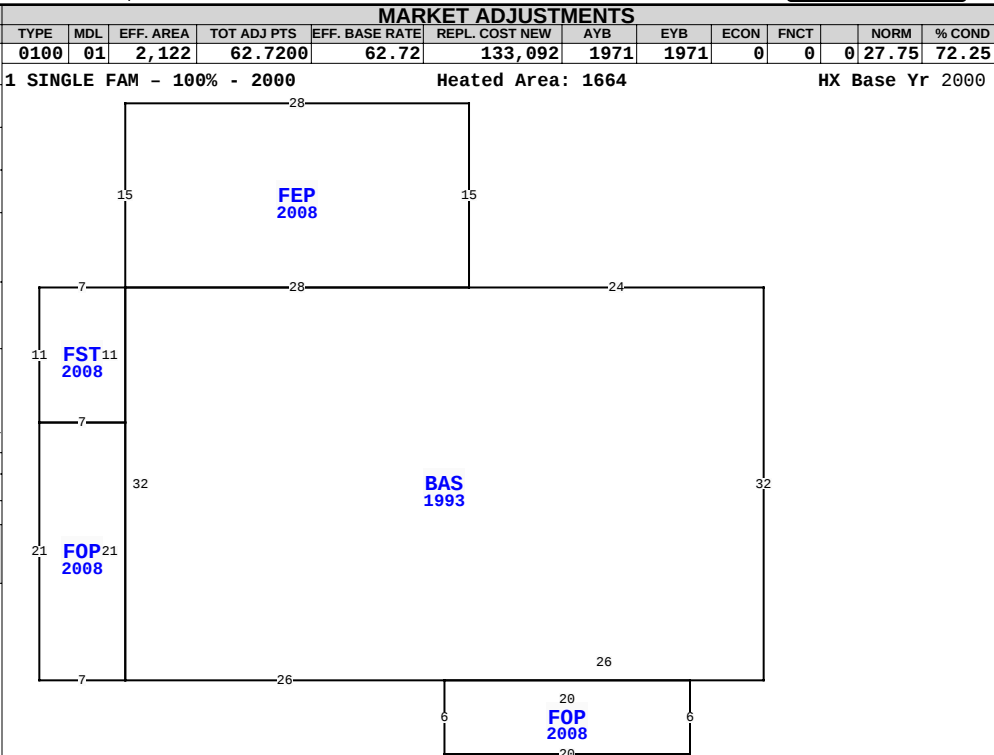
NEIGHBORHOOD/LOC		8029.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE

BAS	1,664	100	1993	1,664	75,404
FEP	420	80	2008	336	15,226
FOP	120	30	2008	36	1,631
FOP	147	30	2008	44	1,994
FST	77	55	2008	42	1,903

TOTALS	2,428			2,122	96,159
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50
2	0350	CARPORT WD	0	100	24	26	624.00	SF	13.00
3	0511	GARAGE CB-	0	100	24	14	336.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RM	0.00	0.00	0.74



44394 LEE DR, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	30	234	
100	1984	1984	3	20	1,622	
100	1984	1984	3	41	4,133	

TOTAL OB/XF										5,989
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
AC		1.00	1.00	1.00	45,000.00	45,000.00	33,300			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		96,159	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		135,448	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		40,291	
ASSESSED VALUE		BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		124,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/0530	9/06/2005	QC	Q	I	01	100	
GRANTOR: BROWNING ADAM & RICHA							
GRANTEE: BROWNING ADAM W							
0804/1567	8/29/1997	QC	Q	I	01	100	
GRANTOR: BROWNING ADAM W							
GRANTEE: BROWNING ADAM W ETA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W24 FEP=[YR=2008] N15 W28 S15 E28\$ W28									
FST=[YR=2008] W7 S11 FOP=[YR=2008] S21 E7 N21 W7\$ E7 N11\$ S32									
E26 FOP=[YR=2008] S6 E20 N6 W20\$ E26 N32\$.									