LOTS 39 & 40
IN OR 1525/540
PINE KNOLL SUB PB 4/5

BROWNING MATTHEW O & SHARON Q
44417 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

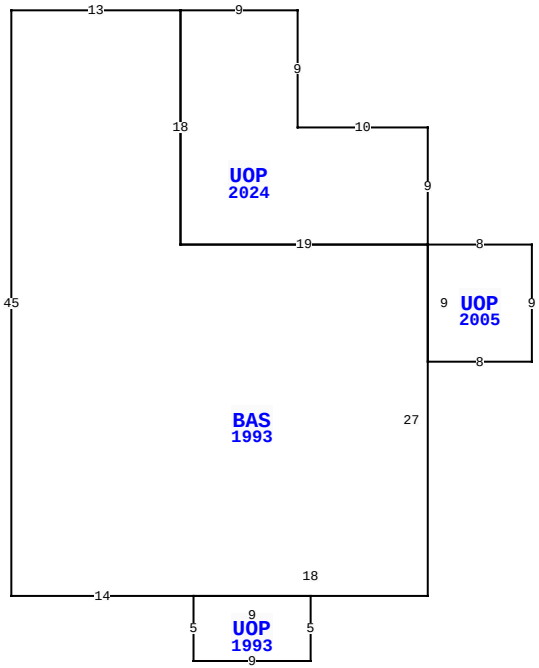
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,098	100	1993	1,098	73,568
UOP	45	20	1993	9	603
UOP	72	20	2005	14	938
UOP	252	20	2024	50	3,350
TOTALS	1,467			1,171	78,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,171	85.9000	85.90	100,589	1972	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1098 HX Base Yr 2000



44417 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		78,459
TOTAL MARKET OB/XF VALUE		3,375
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		128,634
SOH/AGL Deduction		87,419
ASSESSED VALUE		41,215
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,215
TOTAL JUST VALUE		128,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/0540	9/14/2007	WD	Q	I	06	100
GRANTOR: MALLETTE GARY W						
GRANTEE: BROWNING MATTHEW O						
0791/0605	4/24/1997	AD	Q	I		21,500
GRANTOR: MALLETTE GARY W						
GRANTEE: BROWNING MATTHEW &						

BUILDING NOTES

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	0511	GARAGE CB-	0	100	45	30	1,350.00	SF	10.00	10.00	100	1975	1975	3	25	3,375	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-8,0] W19 N18 W13 S45 E14 E18 N27 $
UOP=[YR=2005;ORIG=0,0] W8 S9 E8 N9 $
UOP=[YR=1993;ORIG=-26,27] S5 E9 N5 W9 $
UOP=[YR=2024;ORIG=-27,0] E19 N9 W10 N9 W9 S18 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,375

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	0005	RM	150.00	298.00	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 04/10/2024 BY TWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS