LOT 41 & 42
IN OR 593/921
PINE KNOLL SUB PB 4/5

WINKLEMAN DARLENE DYKES
44397 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 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

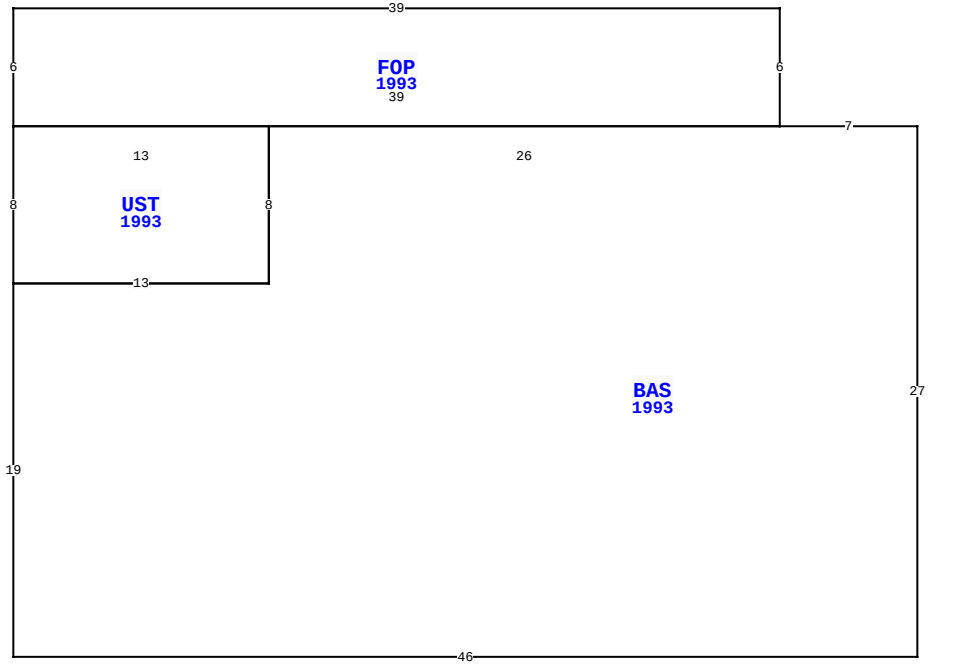
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1993	1,138	91,391
FOP	234	30	1993	70	5,621
UST	104	45	1993	47	3,774
TOTALS	1,476			1,255	100,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,255	102.9600	102.96	129,215	1970	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 0 Heated Area: 1138 HX Base Yr 1992



44397 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		100,788
TOTAL MARKET OB/XF VALUE		680
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		147,368
SOH/AGL Deduction		73,916
ASSESSED VALUE		73,452
TOTAL EXEMPTION VALUE	HX HB	48,452
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0593/0921	3/26/1990	QC	U	I	10	100
GRANTOR: WINKLEMAN ROBERT L						
GRANTEE: WINKLEMAN DARLENE D						
0581/1162	10/17/1989	WD	Q	I		40,000
GRANTOR: STRATTON MARY B						
GRANTEE: WINKLEMAN DARLENE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=1993] N6 W39 S6 UST=[YR=1993] S8 E13 N8 W13$ E39$ W26 S8 W13 S19 E46 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	680	

LAND DESCRIPTION

TOTAL OB/XF 680

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	0006	RM	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS