LOT 48 LIBE 192 SW/MH
IN OR 1247/1362
PINE KNOLL SUB PB 4/5

LINDSEY BESSIE LOUISE
44181 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0048-0000

BUILDING CHARACTERISTICS

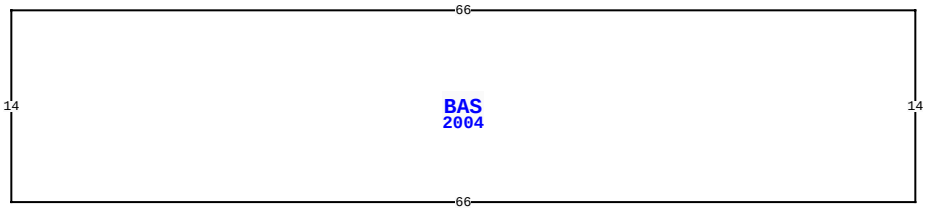
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	924	100	2004	924	25,148
TOTALS	924			924	25,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.2000	77.76	71,850	1992	1997	0	0	0	65.00	35.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



44305 LEE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	25,148
TOTAL MARKET OB/XF VALUE	145
TOTAL LAND VALUE - MARKET	21,600
TOTAL MARKET VALUE	46,893
SOH/AGL Deduction	8,242
ASSESSED VALUE	38,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,651
TOTAL JUST VALUE	46,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951145	MH MOVE-ON	0	12/01/1995
4011	H/AC	3,000	11/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/1362	7/23/2004	QC	Q	I	01	100
GRANTOR: LINDSEY STEVE & SULA						
GRANTEE: LINDSEY BESSIE LOUI						
0145/0147	1/01/1973	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W66 S14 E66 N14$.

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	0751	UOP	0	0	7	9	63.00	SF	10.00	10.00	100	1996	1996	3	23	145	

LAND DESCRIPTION

TOTAL OB/XF 145

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	0006	RM	75.00	277.00	0.48	AC		1.00	1.00	1.00	45,000.00	45,000.00	21,600							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.48 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 07/30/2025 BY SYS