LOTS 51 52 & 53
IN OR 706 PG 1384
PINE KNOLL SUB PB 4/5

RODGERS ANN M
44257 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

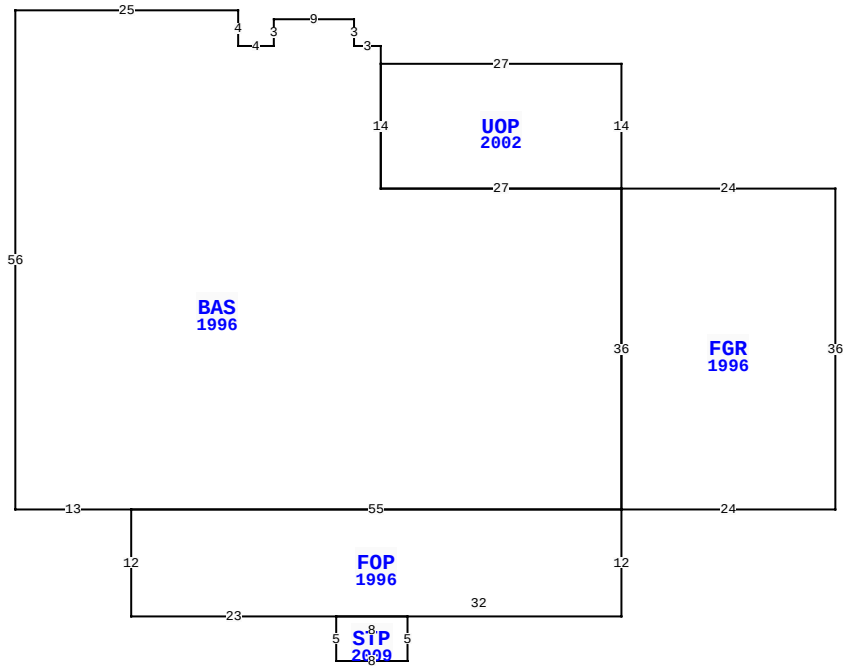
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,231	100	1996	3,231	304,100
FGR	864	55	1996	475	44,707
FOP	660	30	1996	198	18,636
STP	40	10	2009	4	376
UOP	378	20	2002	76	7,153
TOTALS	5,173			3,984	374,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,984	106.0500	106.05	422,503	1996	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 1997 Heated Area: 3231 HX Base Yr 1997



44257 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		374,971
TOTAL MARKET OB/XF VALUE		5,665
TOTAL LAND VALUE - MARKET		62,550
TOTAL MARKET VALUE		443,186
SOH/AGL Deduction		231,682
ASSESSED VALUE		211,504
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		105,782
TOTAL JUST VALUE		443,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951776	NEW CONSTR	138,030	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/1384	6/10/1994	WD	Q	V		15,000

GRANTOR: CRANE RODERICK & ANNI
GRANTEE: RODGERS DON & ANN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W24 UOP=[YR=2002] N14 W27 BAS=[YR=1996] N2 W3 N3 W9 S3 W4 N4 W25 S56 E13 FOP=[YR=1996] S12 E23 STP=[YR=2009] S5 E8 N5 W8$ E32 N12 W55$ E55 N36 W27 N14$ S14 E27$ S36 E24 N36$.

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	0812	CONCRETE C	0	100	0	0	1,088.00	SF	4.00	4.00	100	1997	1997	3	72	3,133	
2	0300	BOAT DCK W	0	100	10	17	200.00	SF	40.00	40.00	100	1990	1990	3	20	1,600	
3	0681	POLE SHED	0	100	24	16	384.00	SF	10.50	10.50	100	1985	1985	3	20	806	
4	0351	CARPORT MT	0	100	7	9	63.00	SF	10.00	10.00	100	2003	2003	3	20	126	

LAND DESCRIPTION

TOTAL OB/XF 5,665

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	225.00	270.00	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS