LOTS 54 & 55
IN OR 1522/782
PINE KNOLL SUB PB 4/5

SMITH DANA & SHARON
44221 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

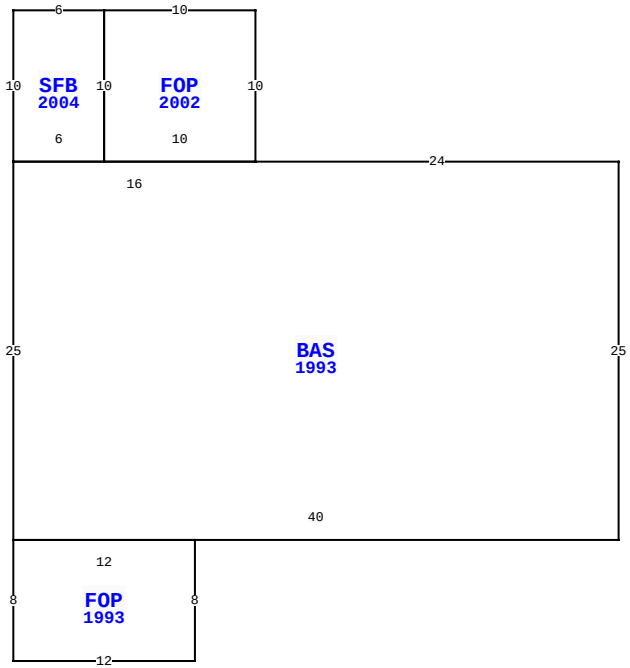
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,000	100	1993	1,000	102,412
FOP	96	30	1993	29	2,970
FOP	100	30	2002	30	3,072
SFB	60	80	2004	48	4,915
TOTALS	1,256			1,107	113,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,107	119.7800	119.78	132,596	1958	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1048 HX Base Yr 2010



44221 LEE DR, CALLAHAN

BLD DATE	11/16/2006	KW	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		113,370
TOTAL MARKET OB/XF VALUE		5,804
TOTAL LAND VALUE - MARKET		40,950
TOTAL MARKET VALUE		160,124
SOH/AGL Deduction		74,129
ASSESSED VALUE		85,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,273
TOTAL JUST VALUE		160,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16107	REMODEL	0	09/20/2005
E8288	NEW CONSTR	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/0782	8/30/2007	WD	Q	I		122,500
GRANTOR: DAVIDSON KENNETH W &						
GRANTEE: SMITH DANA & SHARON						
1341/1558	8/15/2005	WD	Q	I		45,000
GRANTOR: WILLIAMS GERALD E						
GRANTEE: DAVIDSON KENNETH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=2002] N10 W10 SFB=[YR=2004] W6 S10 E6 N10$ S10 E10 $ W16 S25 FOP=[YR=1993] S8 E12 N8 W12$ E40 N25$.

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	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1995	1995	3	20	360	
2	0811	CONCRETE B	0	100	0	0	960.00	SF	3.90	3.90	100	1985	1985	3	44	1,647	
3	0811	CONCRETE B	0	100	0	0	849.00	SF	5.20	5.20	100	2006	2006	3	86	3,797	

LAND DESCRIPTION

TOTAL OB/XF 5,804

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	150.00	264.00	0.91	AC		1.00	1.00	1.00	45,000.00	45,000.00	40,950							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 0.91 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 07/30/2025 BY SYS