LOT 58
IN OR 1991/1858
PINE KNOLL SUB PB 4/5

CLARK BARBARA A
PO BOX 678
CALLAHAN, FL 32011

2025

04-1N-25-2800-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

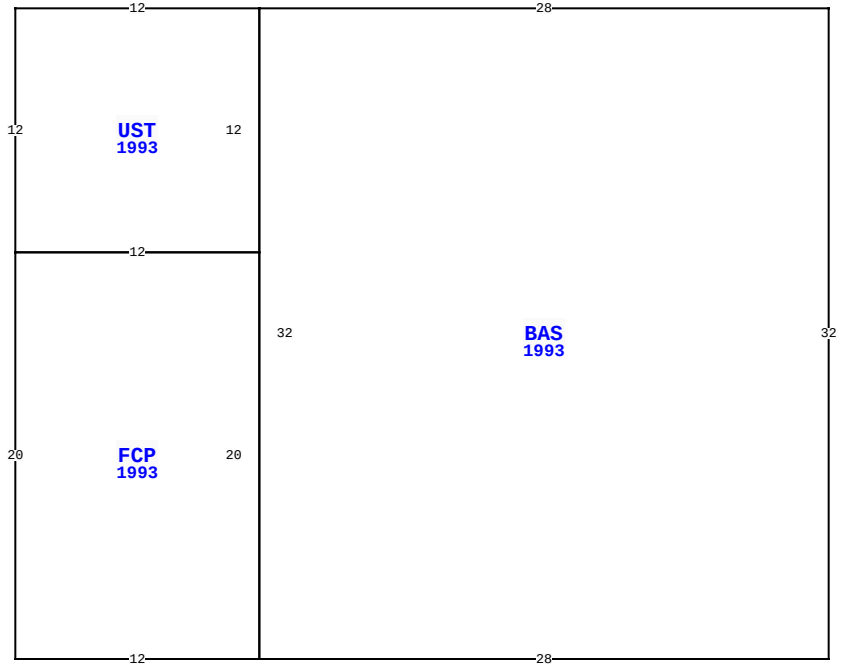
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	896	100	1993	896	71,320
FCP	240	25	1993	60	4,776
UST	144	45	1993	65	5,174
TOTALS	1,280			1,021	81,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	100.4400	100.44	102,549	1961	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 0 Heated Area: 896 HX Base Yr



44161 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	81,270
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,800
TOTAL MARKET VALUE	101,070
SOH/AGL Deduction	34,062
ASSESSED VALUE	67,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,008
TOTAL JUST VALUE	101,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/1858	7/13/2015	WD	U	I	37	1,000
GRANTOR: THARPE WILLIAM C & AM						
GRANTEE: CLARK FRANCIS L & B						
0862/0448	1/11/1999	WD	U	I	21	40,000
GRANTOR: BROOKS ADELL H						
GRANTEE: THARPE WILLIAM & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UST=[YR=1993] W12 S12 FCP=[YR=1993] S20 E12 N20 W12$ E12 N12$ S32 E28 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	255.00	0.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	19,800							

REVIEW DATE 04/17/2020 BY KBA Total Acres: 0.44 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 07/30/2025 BY SYS