LOT 59
IN OR 2020/978
PINE KNOLL SUB PB 4/5

CLARK BARBARA ANN
44282 LEE DR
CALLAHAN, FL 32011

2025

04-1N-25-2800-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04

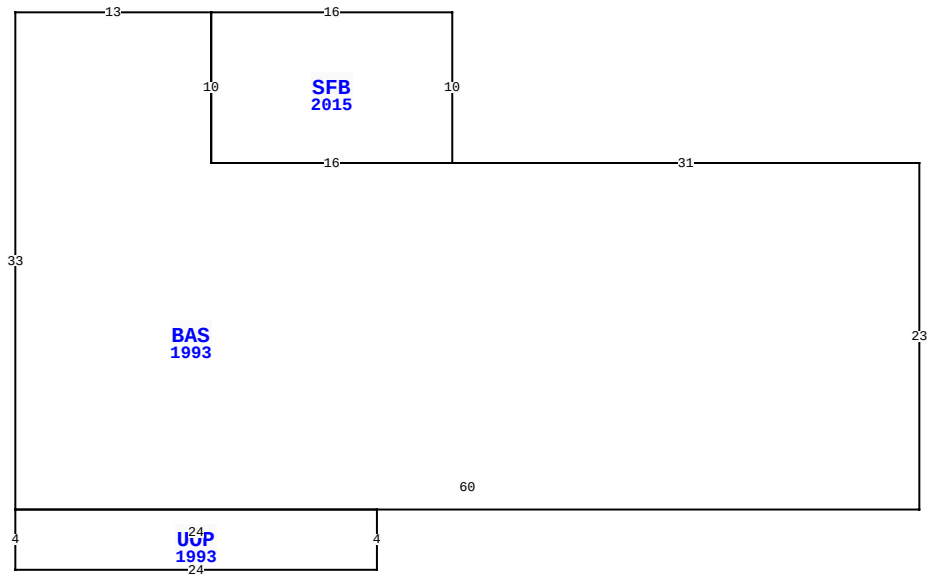
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	1993	1,510	133,433
SFB	160	80	2015	128	11,311
UOP	96	20	1993	19	1,679
TOTALS	1,766			1,657	146,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	121.8000	121.80	201,823	1962	1985	0	0	0	27.45	72.55

1 SINGLE FAM – 0% - 0 Heated Area: 1638 HX Base Yr



44149 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	146,423
TOTAL MARKET OB/XF VALUE	1,764
TOTAL LAND VALUE - MARKET	19,800
TOTAL MARKET VALUE	167,987
SOH/AGL Deduction	25,148
ASSESSED VALUE	142,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,839
TOTAL JUST VALUE	167,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11730	REPAIR/RRF	100	01/01/2009
8297	H/AC	780	07/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2020/0978	12/11/2015	SW	U	I	12	51,500
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: CLARK FRANCIS L & B						
2009/0556	10/16/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 SFB=[YR=2015] N10 W16 S10 E16$ W16 N10 W13 S33 UOP=[YR=1993] S4 E24 N4 W24$ E60 N23 $.

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	0810	CONCRETE A	0	0	27	7	189.00	SF	6.50	6.50	100	1980	1980	3	30	369	
2	0940	SHEDS/PORT	0	0	10	15	150.00	SF	30.00	30.00	100	2008	2008	3	31	1,395	

LAND DESCRIPTION

TOTAL OB/XF 1,764

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	252.00	0.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	19,800							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 0.44 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 07/30/2025 BY SYS