LOTS 61 & 62 R 334018
IN OR 131 PG 339
PINE KNOLL SUB PB 4 PG 5

SCHUMACHER CATHERINE
44117 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 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
Quality	03	Quality Level 03

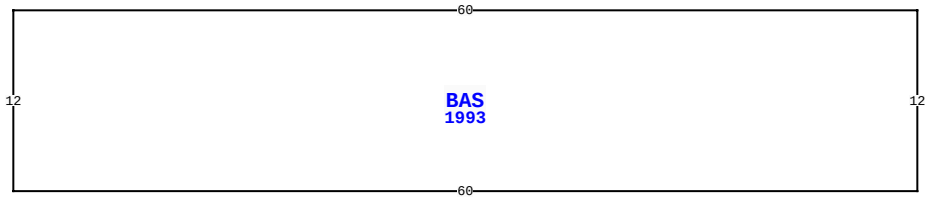
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	14,515
TOTALS	720			720	14,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	84.0000	67.20	48,384	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 720 HX Base Yr 1974



44117 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		14,515
TOTAL MARKET OB/XF VALUE		515
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		53,280
SOH/AGL Deduction		31,033
ASSESSED VALUE		22,247
TOTAL EXEMPTION VALUE	HX HB WX	22,247
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		53,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4979	CHNGE SRVC	0	01/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0131/0339	1/01/1972	TA	Q	V		3,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

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	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
2	0940	SHEDS/PORT	0	100	0	0	48.00	SF	20.10	20.10	100	1980	1980	3	20	193	

LAND DESCRIPTION

TOTAL OB/XF 515

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	248.00	0.85	AC		1.00	1.00	1.00	45,000.00	45,000.00	38,250							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.85 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 07/30/2025 BY SYS