PT OF LOT 63
IN OR 2090/330
PINE KNOLL SUB PB 4/5

KAPLAFKA MICHELLE
44035 ANN DR
CALLAHAN, FL 32011

2025

04-1N-25-2800-0063-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

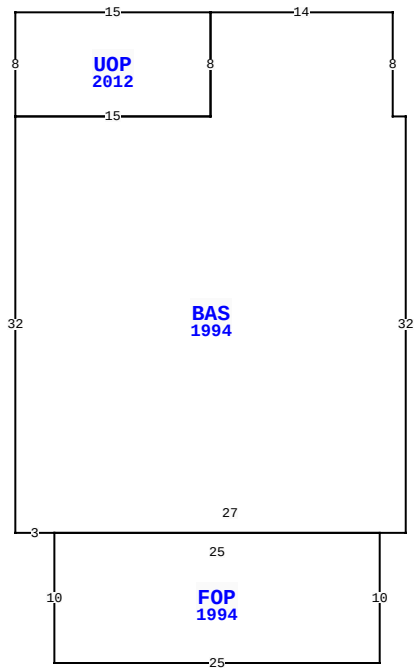
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1994	1,072	105,590
FOP	250	30	1994	75	7,388
UOP	120	20	2012	24	2,364
TOTALS	1,442			1,171	115,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,171	115.5400	115.54	135,297	1934	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1072 HX Base Yr 2017



44035 ANN DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,783
TOTAL MARKET OB/XF VALUE		624
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		180,307
SOH/AGL Deduction		72,762
ASSESSED VALUE		107,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,823
TOTAL JUST VALUE		180,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003455	XFOB	35,935	04/22/2020
R5210	REPAIR/RRF	3,843	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/0330	10/04/2016	SW	U	I	12	60,100
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KAPLAFKA MICHELLE						
2042/1188	4/28/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 UOP=[YR=2012] W15 S8 E15 N8$ S8 W15 S32 E3
FOP=[YR=1994] S10 E25 N10 W25$ E27 N32 W1 N8$.

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	0801	ASPHALT A	0	100	0	0	400.00	SF	3.00	3.00	100	2004	2004	3	52	624	

LAND DESCRIPTION

TOTAL OB/XF 624

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	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 08/10/2020 BY KB Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

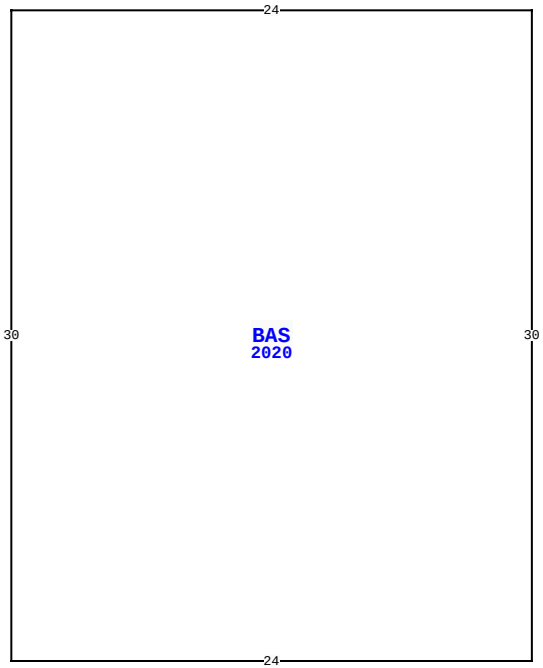
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	18,442
TOTALS	720			720	18,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	26.68	19,210	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2017 Heated Area: 720 HX Base Yr 2017



44035 ANN DR, CALLAHAN

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PREVIOUS YEAR MKT VALUE		164,190

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GRANTEE: KAPLAFKA MICHELLE						
2042/1188	4/28/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/10/2020 BY KB Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS