PT OF LOT 63
IN OR 2764 PG 844
PINE KNOLL #1 PB 4/5

THOMPSON JAMMIE D
44079 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2800-0063-0020

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

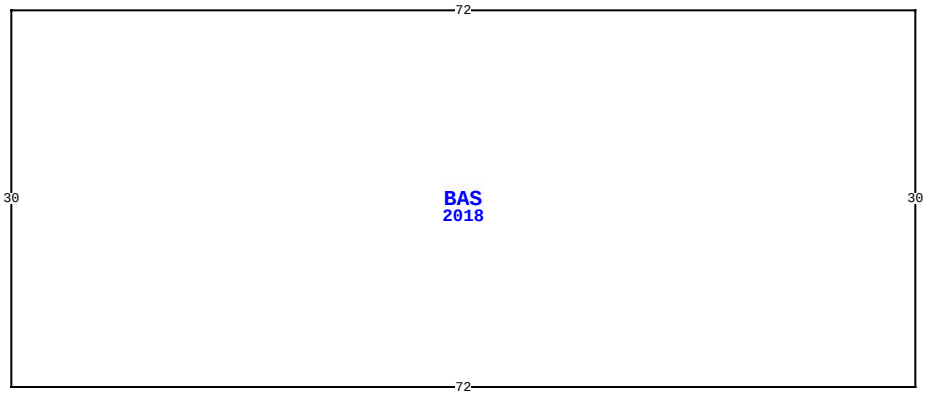
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2018	2,160	192,339
TOTALS	2,160			2,160	192,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.4000	98.94	213,710	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 1995 Heated Area: 2160 HX Base Yr 1995



44079 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		192,339
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		238,779
SOH/AGL Deduction		96,174
ASSESSED VALUE		142,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,883
TOTAL JUST VALUE		238,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010578	CO ISSUED	0	10/19/2018
8755	MH MOVE-ON	4,000	12/04/1991
8547	MH MOVE-ON	12,900	05/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/844	1/30/2025	QC	U	I	11	100
GRANTOR: THOMPSON BRENDA SUE						
GRANTEE: THOMPSON JAMMIE D						
0608/0529	9/24/1990	WD	Q	V		12,500
GRANTOR: SMITH ROLAND & KATHY						
GRANTEE: THOMPSON BRENDA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W72 S30 E72 N30$.

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	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2025	2021		90	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS