LOTS 1 & 2
IN OR 400 PG 234
PINE KNOLL UNIT 2 PB 5/17

ANDERSON DENNIS JR & CATHERINE
44241 ANN DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2820-0001-0000

BUILDING CHARACTERISTICS

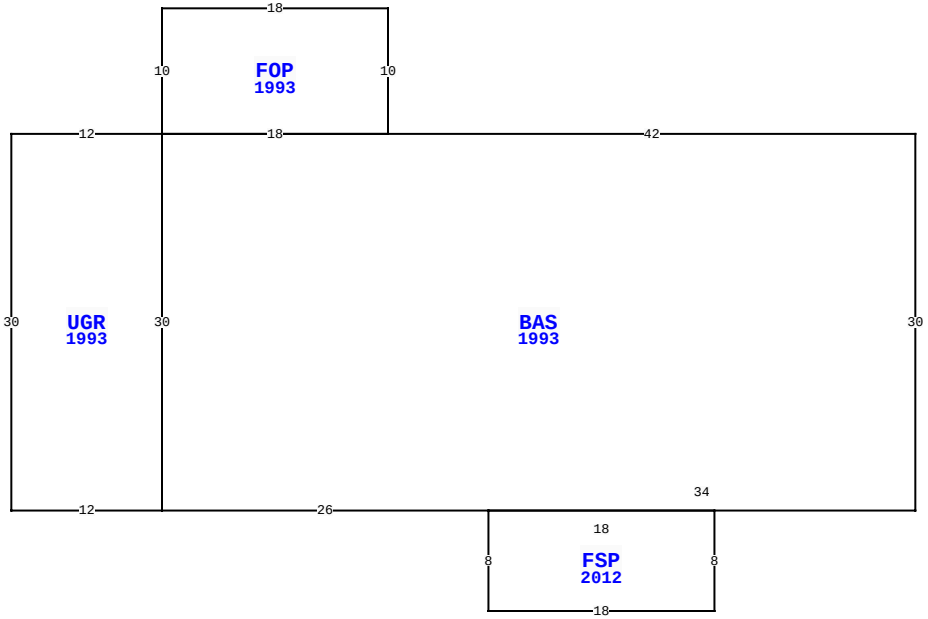
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	158,936
FOP	180	30	1993	54	4,769
FSP	144	40	2012	58	5,121
UGR	360	45	1993	162	14,305
TOTALS	2,484			2,074	183,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	103.8800	103.88	215,447	1989	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1800 HX Base Yr 1990



44241 ANN DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,130
TOTAL MARKET OB/XF VALUE		2,964
TOTAL LAND VALUE - MARKET		24,300
TOTAL MARKET VALUE		210,394
SOH/AGL Deduction		90,652
ASSESSED VALUE		119,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,020
TOTAL JUST VALUE		210,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5492	NEW CONSTR	2,400	11/04/1988
2793	H/AC	2,300	11/04/1988
4454	NEW CONSTR	64,974	10/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0400/0234	9/01/1983	MS	U	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FOP=[YR=1993] N10 W18 S10 UGR=[YR=1993] W12 S30 E12 N30$ E18$ W18 S30 E26 FSP=[YR=2012] S8 E18 N8 W18$ E34 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	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,134	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2005	2005	3	22	950	

LAND DESCRIPTION

TOTAL OB/XF 2,964

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	0005	RM	75.00	205.00	0.54	AC		1.00	1.00	1.00	45,000.00	45,000.00	24,300							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.54 Total Land Value: 24,300 Market: 0 Agricultural: 0 Common: 24,300 PRINTED 07/30/2025 BY SYS