

LOTS 7 8 9 & 10
IN OR 1923/1984
PINE KNOLL UNIT 2 PB 5/17

DOUGLAS MARTINA L
44108 BECKER AVENUE
CALLAHAN, FL 32011

2025

04-1N-25-2820-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8006.00
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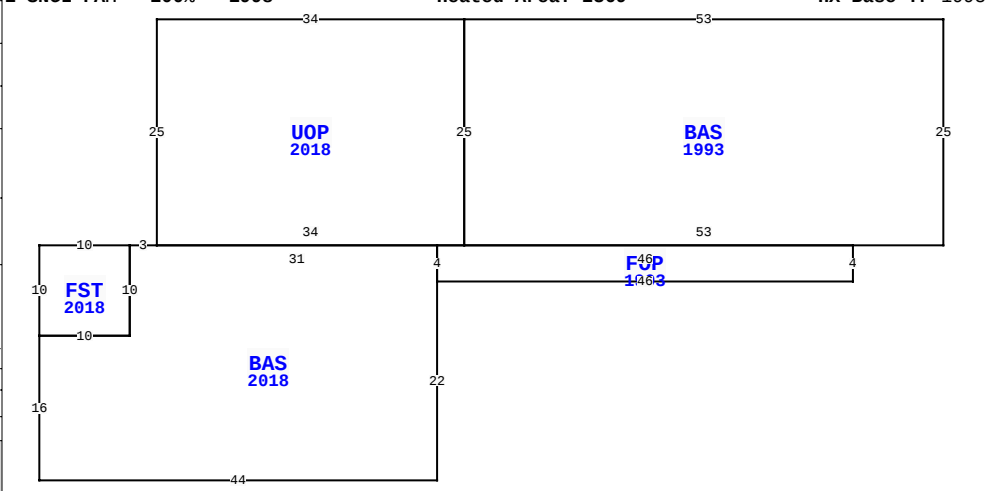
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1993	1,325	137,515
BAS	1,044	100	2018	1,044	108,352
FOP	184	30	1993	55	5,708
FST	100	55	2018	55	5,708
UOP	850	20	2018	170	17,643

TOTALS	3,503			2,649	274,926
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,966.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	0	0	200.00	SF	30.00
4	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RM	150.00	280.00	0.96

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,649	88.9920	117.47	311,178	1983	2000	0	0	11.65	88.35
1 SNGL FAM - 100% - 1998 Heated Area: 2369 HX Base Yr 1998											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

44108 BECKER AVE, CALLAHAN 05/21/2025 MLU

TOTAL OB/XF											
20,256											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		274,926	
TOTAL MARKET OB/XF VALUE		20,256	
TOTAL LAND VALUE - MARKET		43,200	
TOTAL MARKET VALUE		338,382	
SOH/AGL Deduction		155,440	
ASSESSED VALUE		182,942	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		132,220	
TOTAL JUST VALUE		338,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009359	NEW CONSTR	23,878	10/23/2017
4647	GARAGE	11,118	02/04/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1923/1984	6/23/2014	QC	U	I	11	100	
GRANTOR: HECKLE MARTINA L							
GRANTEE: DOUGLAS MARTINA L							
0767/0023	7/31/1996	PR	Q	I		65,900	
GRANTOR: HEIL PAMELA D P/R							
GRANTEE: FRATTLE MARTINA & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W53 UOP=[YR=2018] W34 S25 BAS=[YR=2018] W3 FST=[YR=2018] W10 S10 E10 N10\$ S10 W10 S16 E44 N22 FOP=[YR=1993] E46 N4 W46 S4\$ N4 W31\$ E34 N25\$ S25 E53 N25\$.									