LOTS 13 14 & 15
PINE KNOLL UNIT # 2 PB 5/17

FRAME CHARLES L/E/
44086 BECKER AVE
CALLAHAN, FL 32011

2025

04-1N-25-2820-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

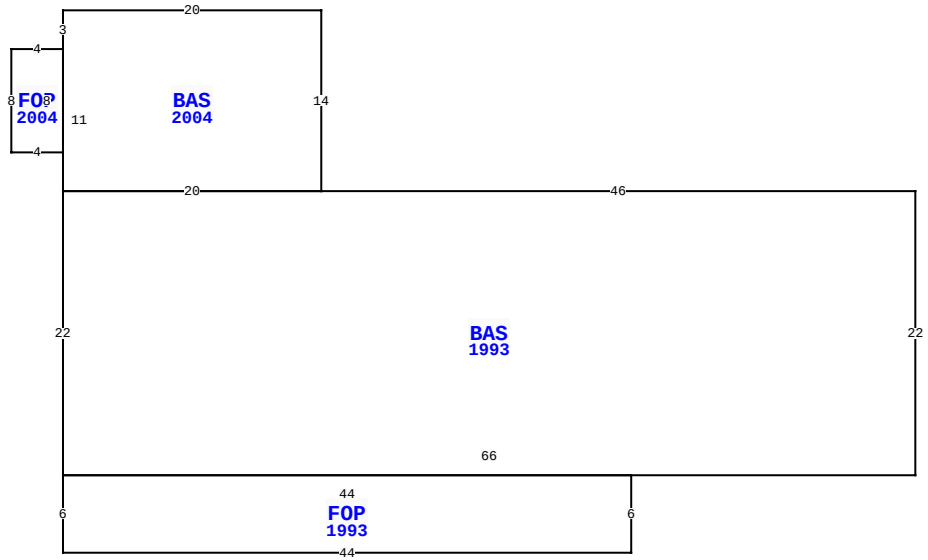
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1993	1,452	116,532
BAS	280	100	2004	280	22,472
FOP	264	30	1993	79	6,340
FOP	32	30	2004	10	803
TOTALS	2,028			1,821	146,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,821	105.6000	105.60	192,298	1965	1976	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1732 HX Base Yr 2001



44086 BECKER AVE, 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		146,146
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		194,046
SOH/AGL Deduction		88,941
ASSESSED VALUE		105,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,383
TOTAL JUST VALUE		194,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R6754	NEW CONSTR	1,000	10/01/2004
B?	ADDITION	0	10/01/2004
E973941	CHNGE SRVC	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/303	11/15/2024	QC	U	I	11	100
GRANTOR: FRAME CHARLES						
GRANTEE: WILES VICTORIA FRAM						
2484/0540	7/22/2021	QC	U	I	11	100
GRANTOR: FRAME THERESA						
GRANTEE: FRAME CHARLES N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 BAS=[YR=2004] N14 W20 S3 FOP=[YR=2004] W4 S8 E4 N8$ S11 E20$ W20 S22 FOP=[YR=1993] S6 E44 N6 W44$ E66 N22$.

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	0811	CONCRETE B	0	100	44	16	704.00	SF	5.20	5.20	100	1970	1970	3	20	732	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2001	2001	3	20	818	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS