LOTS 16 & 17
PINE KNOLL UNIT # 2 PB 5/17

FUCHS SARAH & IAN A
44052 BECKER AVENUE
CALLAHAN, FL 32011

2025

04-1N-25-2820-0016-0000

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 100
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
Quality	02	Quality Level 02

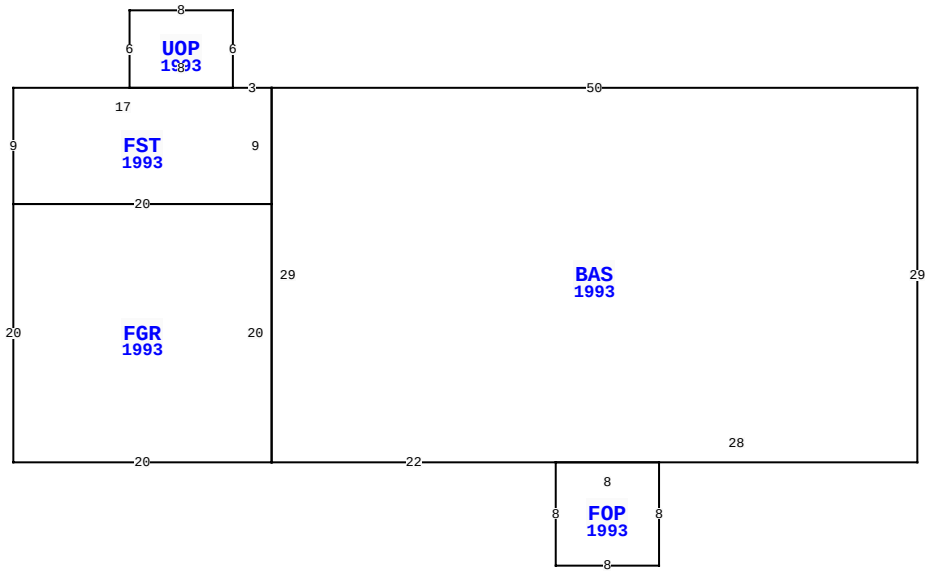
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1993	1,450	123,107
FGR	400	55	1993	220	18,678
FOP	64	30	1993	19	1,613
FST	180	55	1993	99	8,405
UOP	48	20	1993	10	849
TOTALS	2,142			1,798	152,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	102.6000	102.60	184,475	1979	1984	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2002 Heated Area: 1450 HX Base Yr 2002



44052 BECKER AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		152,653
TOTAL MARKET OB/XF VALUE		780
TOTAL LAND VALUE - MARKET		31,050
TOTAL MARKET VALUE		184,483
SOH/AGL Deduction		107,856
ASSESSED VALUE		76,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,905
TOTAL JUST VALUE		184,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301627	REPAIR/RRF	12,345	02/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/1675	4/16/2025	WD	Q	I	01	270,000
GRANTOR: HOLLEY DAVID L						
GRANTEE: FUCHS SARAH & IAN A						
2132/0203	6/06/2017	QC	U	I	11	100
GRANTOR: HOLLEY MICHELLE C						
GRANTEE: HOLLEY DAVID L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FST=[YR=1993] W3 UOP=[YR=1993] N6 W8 S6 E8$
W17 S9 FGR=[YR=1993] S20 E20 N20W20$ E20N9 $ S29
E22FOP=[YR=1993] S8 E8 N8 W8$ E28 N29$.

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	0	0	500.00	SF	5.20	5.20	100	1980	1980	3	30	780	

LAND DESCRIPTION

TOTAL OB/XF 780

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	0.69	AC		1.00	1.00	1.00	45,000.00	45,000.00	31,050							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.69 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 07/30/2025 BY SYS