LOTS 18 19 & 20
PINE KNOLL UNIT 2 PB 5/17

KEEN TAMMIE L/E/
44092 LEE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2820-0018-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

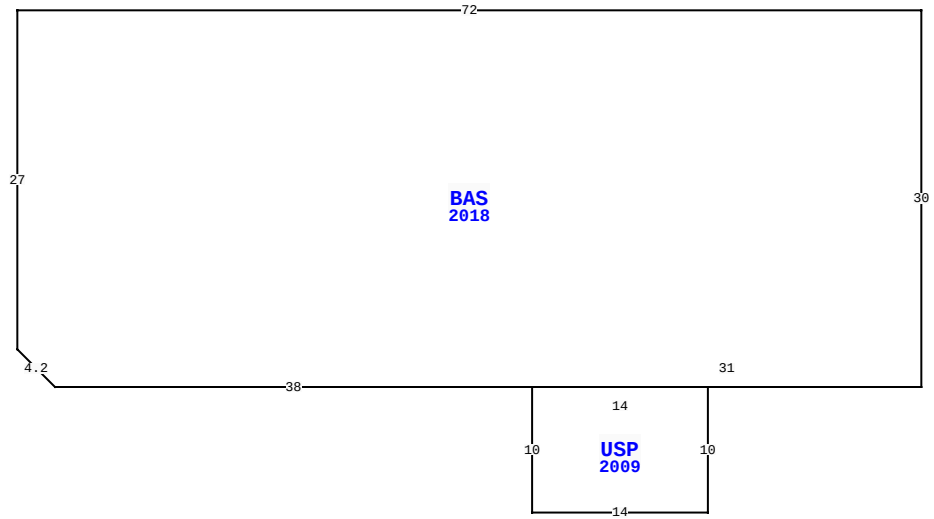
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2018	2,156	210,456
USP	140	50	2009	70	6,833
TOTALS	2,296			2,226	217,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,226	127.6000	108.46	241,432	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 0 Heated Area: 2156 HX Base Yr 1984



44092 LEE 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		217,289
TOTAL MARKET OB/XF VALUE		39,534
TOTAL LAND VALUE - MARKET		39,600
TOTAL MARKET VALUE		296,423
SOH/AGL Deduction		130,911
ASSESSED VALUE		165,512
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		109,790
TOTAL JUST VALUE		296,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008946	CO ISSUED	0	08/31/2018
18005000	MH MOVE-ON	0	05/18/2018
MHU	MH MOVE-ON	0	08/01/1996
7948	MH MOVE-ON	200	10/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2319/0411	11/12/2019	FJ	U	I	11	100
GRANTOR: KEEN STEVEN T ESTATE						
GRANTEE: KEEN TAMMIE						
0479/0776	1/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W72 S27 D3 R3 E38 USP=[YR=2009] S10 E14 N10 W14$ E31 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	0812	CONCRETE C	0	100	0	0	5,138.00	SF	4.00	4.00	100	1989	1989	3	54.5	11,201	
2	0810	CONCRETE A	0	100	0	0	463.00	SF	6.50	6.50	100	1996	1996	3	70	2,107	
3	0510	GARAGE WD-	0	100	23	15	345.00	SF	35.00	35.00	100	2000	2000	3	27	3,260	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1995	1995	3	20	772	
5	0510	GARAGE WD-	0	100	0	0	925.00	SF	35.00	35.00	100	2000	2000	3	27	8,741	
6	0812	CONCRETE C	0	100	0	0	4,368.00	SF	4.00	4.00	100	2000	2000	3	77	13,453	

LAND DESCRIPTION

TOTAL OB/XF 39,534

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	0.88	AC		1.00	1.00	1.00	45,000.00	45,000.00	39,600							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 0.88 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 07/30/2025 BY SYS