

LYONS JANICE L
44001 ROPER DR
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall	30	VINYL 100					0800	02	1,964	86.2400	143,961	1998	1998		0		0	60.00	40.00	STANDARD									
Roof Structure	03	GABLE/HIP 100					1 M/H 94+ - 100% - 1999				Heated Area: 1932				HX Base Yr 1999				Tax Group: 6 Tax Dist:										
Roof Cover	12	MODULAR MT 100																	BUILDING MARKET VALUE										
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										
Interior Floo	14	CARPET 80																	TOTAL LAND VALUE - MARKET										
Interior Floo	08	SHT VINYL 20																	TOTAL MARKET VALUE										
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction										
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE										
Bedrooms		3 100																	TOTAL EXEMPTION VALUE										
Bathrooms		2 100																	BASE TAXABLE VALUE										
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE										
Stories																			NCON VALUE										
Units	1.	1. 100 0 100																	INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE										
Quality	02	Quality Level 02																											
DOR CODE	5000	IMPROVED AG																											
MAP NUM		MKT AREA			08																								
NEIGHBORHOOD/LOC	8005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,932	100	1998	1,932	56,646																								
UOP	130	25	2011	32	938																								
TOTALS						2,062			1,964	57,584																			
EXTRA FEATURES						44001 ROPER DR, CALLAHAN										BLD DATE		LGL DATE		05/21/2025		MLU							
																XF DATE		LAND DATE		01/16/2025		KBA							
																INC DATE		AG DATE											
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800													
2	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	2000	2000	3	27	1,069													
3	0510	GARAGE WD-	0	100	24	11	264.00	SF	17.50	17.50	100	2000	2000	3	27	1,247													
4	0350	CARPORT WD	0	100	22	12	264.00	SF	9.75	9.75	100	2000	2000	3	20	515													
LAND DESCRIPTION										TOTAL OB/XF										5,631									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	009530	C	POND	100					1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750												
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.87	AC		1.00	1.00	1.00	390.00	390.00	5,019												
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950												
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.87	AC		1.00	1.00	1.00	14,500.00	14,500.00	259,115												
REVIEW DATE		05/01/2025		BY		WWA		Total Acres: 20.37		Total Land Value: 54,719		Market: 259,115		Agricultural: 5,969		Common: 48,750		PRINTED 07/30/2025 BY SYS											