L/E IN OR 180/422
1/2 HX INT

MCKNIGHT KIMBERLY/MCKNIGHT JOSEPH LEE
PO BOX 404
CALLAHAN, FL 32011-0404

2025

19-2N-25-0000-0097-0000

BUILDING CHARACTERISTICS

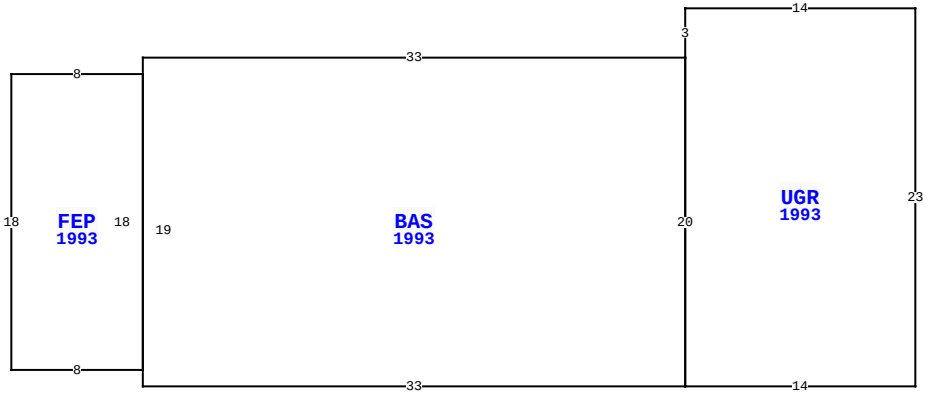
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1993	660	10,520
FEP	144	80	1993	115	1,833
UGR	322	45	1993	145	2,311
TOTALS	1,126			920	14,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	920	79.7040	79.70	73,324	1934	1940	0	0	20	49.50	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 660 HX Base Yr



45276 ARLINE RD, 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	14,665
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	59,665
SOH/AGL Deduction	16,501
ASSESSED VALUE	43,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,164
TOTAL JUST VALUE	59,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8863	CHNGE SRVC	0	12/01/2001
01010	OTHER	0	03/01/2001
B98	REMODEL	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0180/0422	9/27/1974	WD	U	I	18	100

GRANTOR: ARLINE IRENE L/E

GRANTEE: MCKNIGHT JOSEPH & K

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W14 S3 BAS=[YR=1993] W33 S1 FEP=[YR=1993] W8 S18 E8 N18$ S19 E33 N20$ S20 E14 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/18/2023 BY KWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS