

PT GOVT LOT 1 OF SEC 31-2N-25E
IN OR 159/10 & OR 1209/939
(EX ESMT OR 1496/432 & EX

KNOTT ROBERT M SR & MARY R L/E/
44204 KNOTT LANDING ROAD
CALLAHAN, FL 32011-5348

2025

31-2N-25-0000-0001-0000



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	PAGE 1 of 2											
Exterior Wall	05	AVERAGE 100	0100	01	1,889	105.8400	105.84	199,932	1992	1992	0	0	0	15.25	84.75	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													STANDARD											
Roof Cover	03	COMP SHNGL 100	Heated Area: 1602													Tax Group: 6											
Interior Wall	05	DRYWALL 100	HX Base Yr 1974													Tax Dist:											
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE											
Interior Floo	08	SHT VINYL 30														TOTAL MARKET OB/XF VALUE											
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET											
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE											
Bedrooms	3	100														SOH/AGL Deduction											
Bathrooms	2.5	100														ASSESSED VALUE											
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE											
Stories	2.	100														BASE TAXABLE VALUE											
Units	0	100														TOTAL JUST VALUE											
BUD8 Adjustme	06	DIST 1D 100														NCON VALUE											
Occupancy	00	NONE 100														INCOME VALUE											
Quality	03	Quality Level 03														PREVIOUS YEAR MKT VALUE											
DOR CODE	5000	IMPROVED AG																									
MAP NUM		MKT AREA																									
NEIGHBORHOOD/LOC	8001	00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	801	100	1993	801	71,849																						
FEP	240	80	2015	192	17,222																						
FOP	16	30	1993	5	448																						
FOP	300	30	1993	90	8,073																						
FUS	801	100	1993	801	71,849																						
TOTALS	2,158			1,889	169,442																						
EXTRA FEATURES						44204 KNOTT LANDING RD, CALLAHAN																					
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	0510	GARAGE WD-	0	100	22	17	374.00	SF	35.00	35.00	100	1990	1990	3	20	2,618											
2	0940	SHEDS/PORT	0	100	19	12	228.00	SF	30.00	30.00	100	1980	1980	3	20	1,368											
3	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	100	1980	1980	3	30	605											
4	0752	USP	0	0	10	12	120.00	SF	15.00	15.00	100	1980	1980	3	20	360											
5	0350	CARPORT WD	0	100	21	17	357.00	SF	8.58	8.58	100	1995	1995	3	20	613											
6	0749	M/H STORG	0	100	56	12	1.00	UT	2,000.00	2,000.00	100	1972	1972	3	20	400											
7	1243	WD DECK F	0	100	0	0	506.00	SF	4.80	4.80	100	1990	1990	3	20	486											
8	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1990	1990	3	20	1,440											
9	0681	POLE SHED	0	0	18	12	216.00	SF	15.00	15.00	100	1995	1995	3	20	648											
10	0681	POLE SHED	0	100	30	10	300.00	SF	15.00	15.00	100	1998	1998	3	25	1,125											
LAND DESCRIPTION						TOTAL OB/XF 9,663																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000										
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850										
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	525.00	525.00	1,591										
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570										
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.03	AC		1.00	1.00	1.00	15,500.00	15,500.00	170,965										
REVIEW DATE						09/01/2020		BY		KBA		Total Acres: 12.03		Total Land Value: 49,011		Market: 170,965		Agricultural: 4,011		Common: 45,000		PRINTED 07/30/2025 BY SYS					

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