BLOCK 1 PT OF LOT 30
IN OR 1124/1867
EX ESMT PT OR 1238/697

KANEER RONALD L & DENISE T
44163 COMMANCHEE RD
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0301

BUILDING CHARACTERISTICS

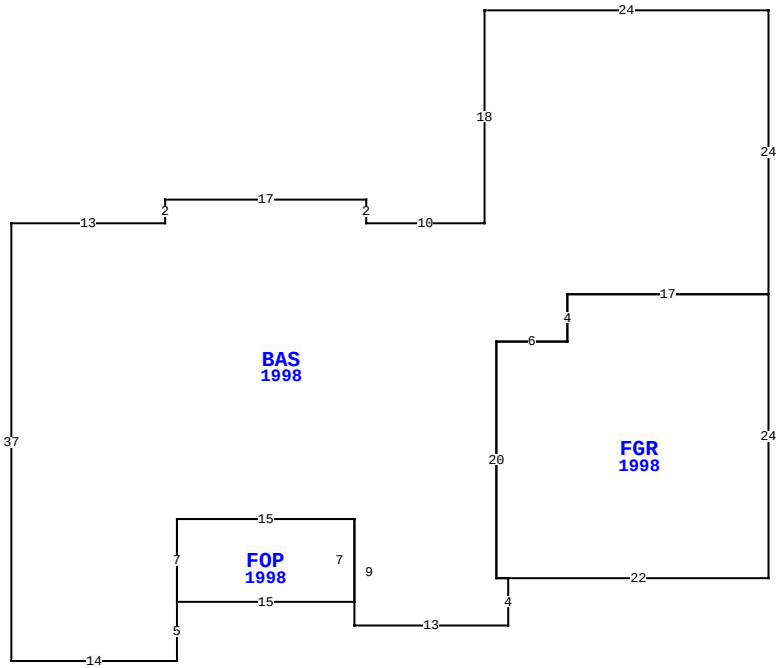
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,933	100	1998	1,933	235,733
FGR	528	55	1998	290	35,366
FOP	105	30	1998	32	3,902
TOTALS	2,566			2,255	275,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,255	109.6620	144.75	326,411	1998	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2004 Heated Area: 1933 HX Base Yr 2004



44163 COMMANCHEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		289,196
TOTAL MARKET OB/XF VALUE		5,712
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		339,908
SOH/AGL Deduction		198,154
ASSESSED VALUE		141,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,032
TOTAL JUST VALUE		339,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2500959	NEW PORCH ROOF AD	46,000	01/30/2025
21005121	REPAIR/RRF	16,000	04/23/2021
1707413	GARAGE	35,817	12/01/2017
B985135	NEW CONSTR	109,000	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1124/1867	3/27/2003	WD	Q	I		175,900
GRANTOR: LEE JEFFREY & ANGELA						
GRANTEE: KANEER RONALD & DEN						
0838/1315	6/22/1998	WD	U	V	07	100
GRANTOR: HALE DEBORAH WESCH						
GRANTEE: LEE JEFFREY & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 S18 W10 N2 W17 S2 W13 S37 E14 N5
FOP=[YR=1998] E15 N7 W15 S7 $ N7 E15 S9 E13 N4 FGR=[YR=1998]
E22 N24 W17 S4 W6 S20 E1 $ W1 N20 E6 N4 E17 N24 $.

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	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	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	1998	1998	3	73	2,426	
3	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	100	1998	1998	3	92	486	

LAND DESCRIPTION

TOTAL OB/XF 5,712

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/01/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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EX ESMT PT OR 1238/697

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CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0301

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

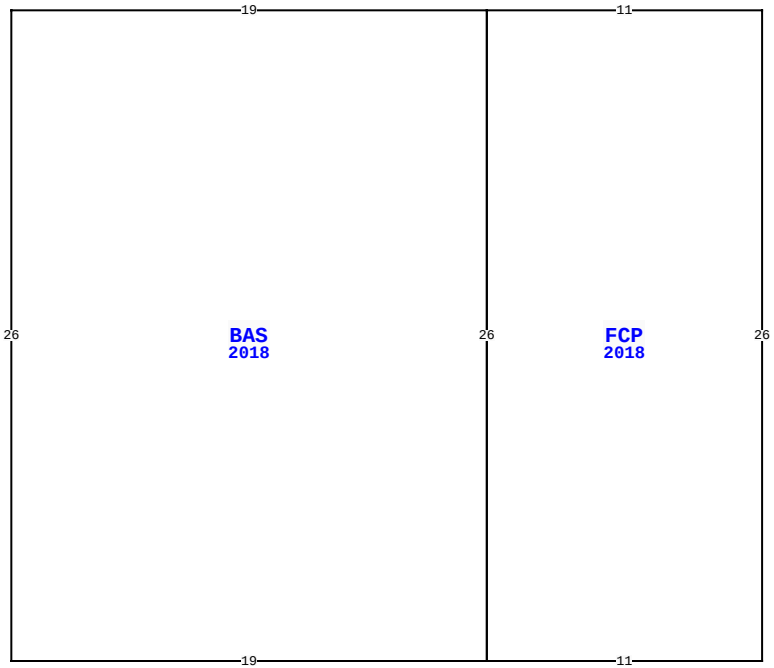
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	2018	494	12,389
FCP	286	25	2018	72	1,806
TOTALS	780			566	14,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	566	72.1050	26.68	15,101	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2004 Heated Area: 494 HX Base Yr 2004



44163 COMMANCHEE RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: HALE DEBORAH WESCH						
GRANTEE: LEE JEFFREY & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2018] W11 BAS=[YR=2018] W19 S26 E19 N26$ S26 E11 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS