

WATTS STEPHEN C & MELISSA A
44187 LAMAR AVE
CALLAHAN, FL 32011

32-2N-25-0000-0008-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				6					
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		20	FACE BRICK 100		0900	01	3,685	106.3125	140.33	517,116	2001	2006		0	0	13.50	86.50	VALUATION BY					STANDARD																
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2017										Heated Area: 3079										HX Base Yr 2017					Tax Group: 6					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					478,566														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					21,565														
Interior Floor		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET					142,635														
Interior Floor		14	CARPET 50																	TOTAL MARKET VALUE					642,766														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					306,230														
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					336,536																													
Bedrooms			3 100		TOTAL EXEMPTION VALUE					HX HB					50,722																								
Bathrooms			2 100		BASE TAXABLE VALUE					285,814																													
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					642,766																													
Stories		1.5	1.5 100		NCON VALUE					0																													
Units		00	0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					611,449																													
Quality		04	Quality Level 04																																				
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	2,427	100	2001	2,427	294,603																																		
FGR	604	55	2001	332	40,300																																		
FOP	246	30	2001	74	8,982																																		
FSP	501	40	2001	200	24,277																																		
FUS	652	100	2003	652	79,143																																		
TOTALS		4,430		3,685	447,305	44187 LAMAR AVE, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU															
EXTRA FEATURES												XF DATE				LAND DATE																							
												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	0811	CONCRETE B	0 100	0	0	822.00	SF	5.20	5.20	100	2001	2001	3	79	3,377																								
2	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	100	6,000																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940																								
4	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	21	735																								
5	0462	ST/AL FNC	0 100	12	6	72.00	SF	10.00	10.00	100	2004	2004	3	32	230																								
6	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2018	2018	3	78	6,739																								
7	0810	CONCRETE A	0 100	24	10	240.00	SF	6.50	6.50	100	2022	2022	3	99	1,544																								
LAND DESCRIPTION										TOTAL OB/XF										21,565																			
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	000100	C	RES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	39,000																						
2	000100	C	RES	100		OR	0.00	0.00	4.93	AC		1.00	1.00	1.00	19,500.00	19,500.00	96,135																						
3	009530	C	POND	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,500																						
REVIEW DATE	01/31/2023	BY	KW	Total Acres: 9.93		Total Land Value: 142,635		Market: 0		Agricultural: 0		Common: 142,635		PRINTED 07/30/2025 BY SYS																									

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