BLOCK 2 PT OF LOT 4
IN OR 2226/1409
S-4 & S-5

WATKINS GEORGE ONEAL
44328 NASSAU AVENUE
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0044

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

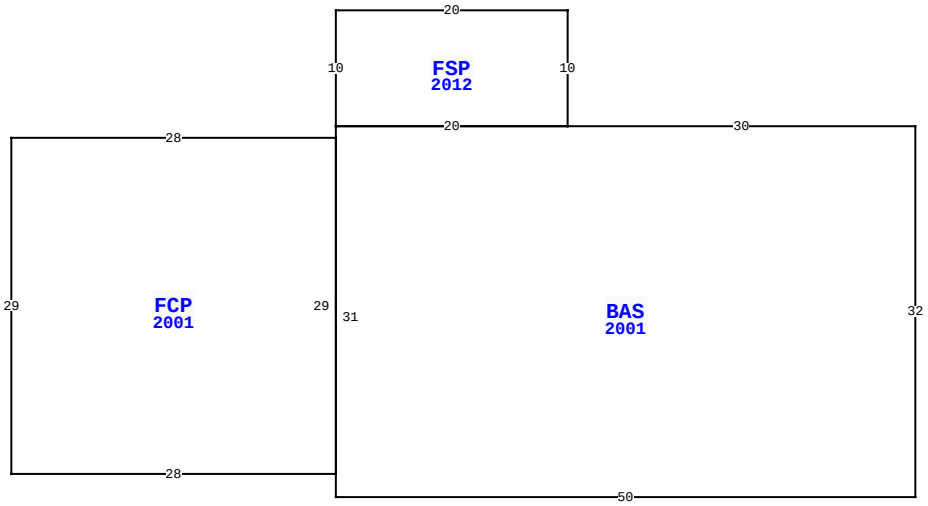
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,600	100	2001	1,600	154,241
FCP	812	25	2001	203	19,569
FSP	200	40	2012	80	7,712
TOTALS	2,612			1,883	181,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	107.4080	107.41	202,253	2000	2003	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1600 HX Base Yr 2019



44328 NASSAU AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,522
TOTAL MARKET OB/XF VALUE		2,358
TOTAL LAND VALUE - MARKET		65,700
TOTAL MARKET VALUE		249,580
SOH/AGL Deduction		90,746
ASSESSED VALUE		158,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,112
TOTAL JUST VALUE		249,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008745	REPAIR/RRF	15,800	06/07/2022
B99	NEW CONSTR	67,200	12/01/1999
B985294	NEW CONSTR	67,200	08/01/1998
8130	MH MOVE-ON	2,000	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/1409	9/14/2018	WD	Q	I	05	189,000
GRANTOR: ROCHAY HOWARD O JR &						
GRANTEE: WATKINS GEORGE O						
0616/0287	1/03/1991	WD	Q	I	01	100
GRANTOR: ROCHAY HOWARD & K A						
GRANTEE: ROCHAY HOWARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W30 FSP=[YR=2012] N10 W20 S10 E20$ W20 S1
FCP=[YR=2001] W28 S29E28 N29$ S31 E50 N32$.

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	0811	CONCRETE B	0	100	0	0	589.00	SF	5.20	5.20	100	2000	2000	3	77	2,358	

LAND DESCRIPTION

TOTAL OB/XF 2,358

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	0005	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.46 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 07/30/2025 BY SYS