

BLOCK 3 PT LOTS 10 & 11
OR 697/1473-1477
ESMT OR 357/497 & 498

BECK STANLEY R
44121 LINSEY LANE
CALLAHAN, FL 32011

2025

32-2N-25-2920-0003-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,174	100	1993	1,174	93,970
UOP	614	20	1993	123	9,845
UOP	200	20	2018	40	3,202

TOTALS	1,988			1,337	107,017
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	
3	0510	GARAGE WD-	0 100	40	24	960.00	SF	35.00	
4	0681	POLE SHED	0 100	30	12	176.00	SF	15.00	
5	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	4.19

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,337	101.0000	101.00	135,037	1961	1970	0	0	20.75	79.25
1 SINGLE FAM - 100% - 1995 Heated Area: 1174 HX Base Yr 1995											

44121 LINDSEY LN, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	100	2000	2000	3	20	386	
3	0510	GARAGE WD-	0 100	40	24	960.00	SF	35.00	35.00	100	2008	2008	3	48	16,128	
4	0681	POLE SHED	0 100	30	12	176.00	SF	15.00	15.00	100	2011	2011	3	60	1,584	
5	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	2011	2011	3	91	1,420	

TOTAL OB/XF										20,918						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0005	OR	0.00	0.00	4.19	AC		1.00	1.00	1.00	30,000.00	30,000.00

Total Acres: 4.19 Total Land Value: 125,700 Market: 0 Agricultural: 0 Common: 125,700

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		107,017	
TOTAL MARKET OB/XF VALUE		20,918	
TOTAL LAND VALUE - MARKET		125,700	
TOTAL MARKET VALUE		253,635	
SOH/AGL Deduction		143,789	
ASSESSED VALUE		109,846	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		59,124	
TOTAL JUST VALUE		253,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,860	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0697/1477	2/03/1994	WD	Q	I	06	25,500			
GRANTOR: SAWYER JIM H & LOIS T									
GRANTEE: BECK STANLEY R									
0697/1475	2/03/1994	QC	Q	I	06	100			
GRANTOR: DRURY DOROTHY H									
GRANTEE: BECK STANLEY									

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=1993] W19 BAS=[YR=1993] W14 UOP=[YR=2018] W20 S10 E20 N10\$ S10 W20 S24 E22 N2 E23 N22 W11 N10 \$ S10 E11 S22 W23 S8 E31 N40 \$.									