LOT 9
IN OR 2070/356
F/N/A PARCEL 15-14

ALLISON FRANK G III & JESSICA
44366 KEME RD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

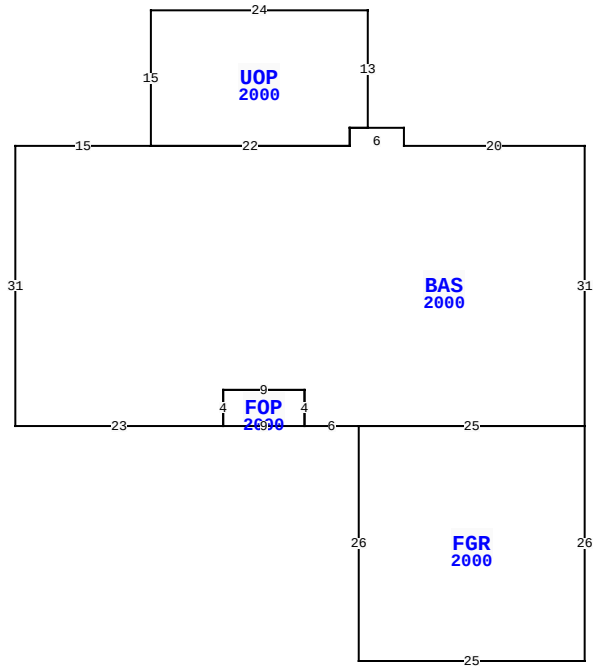
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	2000	1,929	214,996
FGR	650	55	2000	358	39,900
FOP	36	30	2000	11	1,226
UOP	356	20	2000	71	7,913
TOTALS	2,971			2,369	264,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	102.9686	135.92	321,994	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2017 Heated Area: 1929 HX Base Yr 2017



44366 KEME RD, 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		264,035
TOTAL MARKET OB/XF VALUE		12,154
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		348,639
SOH/AGL Deduction		169,973
ASSESSED VALUE		178,666
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,944
TOTAL JUST VALUE		348,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996520	NEW CONSTR	95,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/0356	8/31/2016	WD	Q	I	01	218,900
GRANTOR: MUSIC JAMES L & LUCY						
GRANTEE: ALLISON FRANK G III						
1448/0410	9/28/2006	WD	Q	I		250,000
GRANTOR: DEVEREAUX MICHAEL A &						
GRANTEE: HASKELL LUCY H & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W20 N2 W6 S2 W22 W15 S31 E23 N4 E9 S4 E6 E25 N31 $
FGR=[YR=2000;ORIG=-25,31] S26 E25 N26 W25 $
UOP=[YR=2000;ORIG=-24,-2] N13 W24 S15 E22 N2 E2 $
FOP=[YR=2000;ORIG=-40,31] E9 N4 W9 S4 $
.

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	724.00	SF	5.20	5.20	100	2000	2000	3	77	2,899	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0510	GARAGE WD-	0	100	18	21	378.00	SF	35.00	35.00	100	2005	2005	3	48	6,350	

LAND DESCRIPTION

TOTAL OB/XF 12,154

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	0006	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS