LOT 10
R334402 & R334403
HIGGINBOTHAM ESTATES PB 5/125

FERRANTI JOSEPH IV
44400 KEME ROAD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

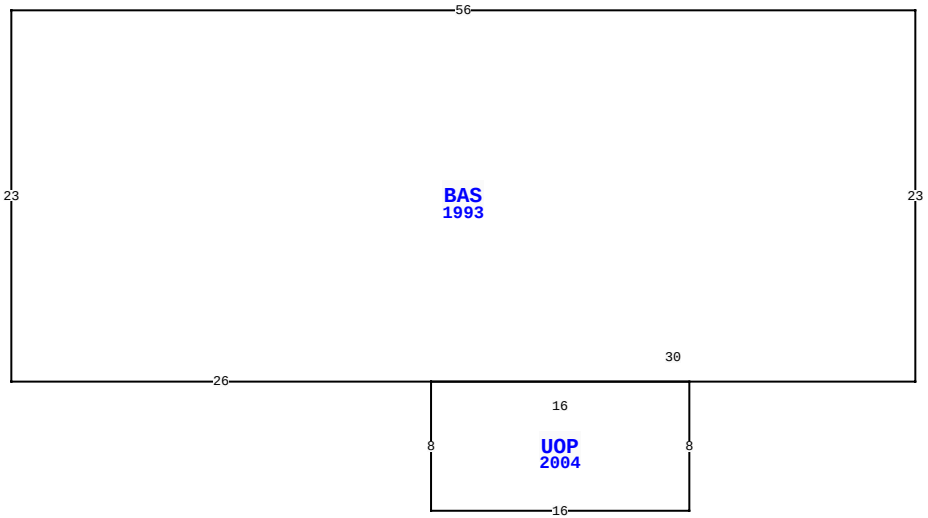
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,288	100	1993	1,288	71,320
UOP	128	25	2004	32	1,772
TOTALS	1,416			1,320	73,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	123.6000	98.88	130,522	1983	2006	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2023 Heated Area: 1288 HX Base Yr 2023



44400 KEME RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,092
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		146,502
SOH/AGL Deduction		21,595
ASSESSED VALUE		124,907
TOTAL EXEMPTION VALUE	HX HB BX	55,722
BASE TAXABLE VALUE		69,185
TOTAL JUST VALUE		146,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,549

EYB ADJSTD FOR REMODELING/ NEWER METAL ROOF

1983 D/W _ DW/MH ID: FHGA9444(A/B) _ TITLE: 206732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7085	XFOB	3,264	03/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2348/0366	3/13/2020	WD	Q	I	02	105,000
GRANTOR: WILLIAMS ALICE D						
GRANTEE: FERRANTI JOSEPH IV						
1255/0666	8/26/2004	QC	Q	I	01	100
GRANTOR: WILLIAMS ALICE D						
GRANTEE: WILLIAMS ALICE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E26 UOP=[YR=2004] S8 E16 N8 W16$ E30 N23$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1986	1986	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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