PT OF LOT 1
IN OR 1351/856
SUB OF SEC 49 PB 2/15

DEFOREST WILLIAM E & JOAN C
45077 LOURANAH LANE
CALLAHAN, FL 32011

2025

49-2N-25-4100-0001-0096

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

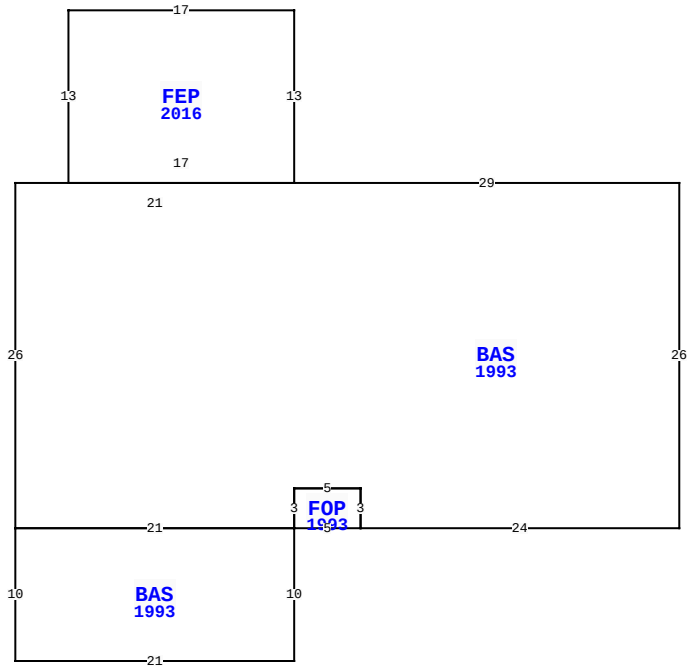
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	210	100	1993	210	20,490
BAS	1,285	100	1993	1,285	125,380
FEP	221	80	2016	177	17,270
FOP	15	30	1993	4	391
TOTALS	1,731			1,676	163,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	133.6650	133.66	224,014	1980	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1495 HX Base Yr 2006



45077 LOURANAH LN, 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		163,530
TOTAL MARKET OB/XF VALUE		32,435
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		258,065
SOH/AGL Deduction		117,433
ASSESSED VALUE		140,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,910
TOTAL JUST VALUE		258,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,235

GARAGE + PL SHEDS ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22217	REMODEL	29,999	01/01/2009
B985334	GARAGE	20,400	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/0856	9/21/2005	WD	Q	I		160,000
GRANTOR: KASSAB AYMAN						
GRANTEE: DEFOREST WILLIAM E						
1205/0001	1/30/2004	WD	Q	I		125,000
GRANTOR: NANTZ JOHN S & SHERIL						
GRANTEE: KASSAB AYMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=2016] N13 W17 S13 E17$ W21 S26
BAS=[YR=1993] S10 E21 N10 FOP=[YR=1993] E5 N3 W5 S3$ W21$ E21 N3 E5 S3 E24 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	100	1996	1996	3	70	3,920	
3	0511	GARAGE CB-	0	100	34	24	816.00	SF	40.00	40.00	100	1998	1998	3	73	23,827	
4	0681	POLE SHED	0	100	21	10	210.00	SF	15.00	15.00	100	2004	2004	3	32	1,008	
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2005	2005	3	36	518	
6	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	2000	2000	3	77	1,622	

LAND DESCRIPTION

TOTAL OB/XF 32,435

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		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS