

JENKINS CAROLYN
44086 DRUMMOND LN
CALLAHAN, FL 32011

2026

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

VINYL 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100
1. 1. 100
0 100

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE69,954

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE119,954

SOH/AGL Deduction46,155

ASSESSED VALUE73,799

TOTAL EXEMPTION VALUESLHXHBWX73,799

BASE TAXABLE VALUE0

TOTAL JUST VALUE119,954

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE114,371

PERMIT NUMDESCRIPTIONAMTISSUED

MH992563MH MOVE-ON001/02/1999

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

GRANTOR: CARROLL WILFORD & MAR

GRANTEE: JENKINS CAROLYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S30 E23 FOP=[YR=1999] E8 N4 W8 S4\$ N4 E8 S4 E25 N30\$.

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

EXTRA FEATURES44086 DRUMMOND LN, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2026MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

REVIEW DATE01/01/2023BYCDTotal Acres: 1.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/09/2026 BY SYS