

IN DB 167/454 & OR 351/567 &
OR 198/287 & OR 459/495
IN OR 2427/976

MASSIE & MACMILLAN PROPS LLC/MACMILLAN DONNA E WEL
44083 KEME ROAD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0013-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100					0100	01	1,361	119.6000	125.58	170,914	1940	1940	0	0	0	28.50	71.50	VALUATION BY					STANDARD															
Roof Structur	03	GABLE/HIP 100					1 SINGLE FAM 0% - 0														Heated Area: 1116					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																			BUILDING MARKET VALUE					122,204														
Interior Wall	03	PLASTER 100																			TOTAL MARKET OB/XF VALUE					16,424														
Interior Floo	09	PINE WOOD 100																			TOTAL LAND VALUE - MARKET					386,754														
Air Condition	03	CENTRAL 100																			TOTAL MARKET VALUE					177,846														
Heating Type	02	CONVECTION 100																			SOH/AGL Deduction					10,746														
Bedrooms	2	100																			ASSESSED VALUE					167,100														
Bathrooms	1	100																			TOTAL EXEMPTION VALUE					0														
Frame	02	WOOD FRAME 100																			BASE TAXABLE VALUE					167,100														
Stories	1.	1. 100																			TOTAL JUST VALUE					525,382														
Units	0	100																			NCON VALUE					0														
BUD8 Adjustme	06	DIST 1D 100																			INCOME VALUE																			
Occupancy	00	NONE 100																			PREVIOUS YEAR MKT VALUE					559,381														