

MACMILLAN DONNA W
44083 KEME ROAD
CALLAHAN, FL 32011

33-2N-25-0000-0015-0040

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		19	COMMON BRK 100							0900	01	2,012	106.7220		148.34	298,460	1981	1981		0		0	32.00	68.00	VALUATION BY																							
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM 100% - 0															Heated Area: 2012								HX Base Yr 1982								STANDARD							
Roof Cover		03	COMP SHNGL 100																						Tax Group: 6								Tax Dist:															
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE								202,953															
Interior Floor		14	CARPET 80																						TOTAL MARKET OB/XF VALUE								21,368															
Interior Floor		08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET								231,370															
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE								257,253															
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction								91,204															
Bedrooms			3 100																						ASSESSED VALUE								166,049															
Bathrooms			2 100																						TOTAL EXEMPTION VALUE								HX HB WX 56,411															
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE								109,638															
Stories		1.	1. 100																						TOTAL JUST VALUE								455,691															
Units			0 100							NCON VALUE								0																														
BUD8 Adjustme		06	DIST 1D 100							INCOME VALUE																																						
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE								481,453																														
Quality		01	Quality Level 01																																													
DOR CODE		5000	IMPROVED AG																																													
MAP NUM			MKT AREA				08																																									
NEIGHBORHOOD/LOC		8001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,528	100	1993	1,528	154,132																																											
BAS	484	100	2007	484	48,822																																											
TOTALS		2,012			2,012	202,953																																										
EXTRA FEATURES						44083 KEME RD, CALLAHAN										BLD DATE				LGL DATE		05/07/2026		MLU																								
																XF DATE				LAND DATE																												
																INC DATE				AG DATE		03/20/2025		KBA																								
L N	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	1981	1981	3	44	1,540																																	
2	0940	SHEDS/PORT	0 100	17	10	170.00	SF	30.00	30.00	100	1982	1982	3	20	1,020																																	
4	1242	WD DECK A	0 100	0	0	172.00	SF	10.00	10.00	100	1983	1983	3	20	344																																	
6	0510	GARAGE WD-	0 100	29	32	928.00	SF	35.00	35.00	100	2006	2006	3	36	11,693																																	
7	0680	POLE SHED	0 100	27	11	297.00	SF	10.00	10.00	100	2008	2008	3	44	1,307																																	
8	0681	POLE SHED	0 100	14	32	448.00	SF	15.00	15.00	100	2011	2011	3	56	3,763																																	
9	0351	CARPORT MT	0 100	18	35	630.00	SF	10.00	10.00	100	2008	2008	3	27	1,701																																	
LAND DESCRIPTION										TOTAL OB/XF										21,368																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	17,000.00	17,000.00	25,500																															
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.11	AC		1.00	1.00	1.00	750.00	750.00	6,832																															
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	200.00	200.00	600																															
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.11	AC		1.00	1.00	1.00	17,000.00	17,000.00	205,870																															
REVIEW DATE 01/01/2023 BY CD Total Acres: 13.61 Total Land Value: 32,932 Market: 205,870 Agricultural: 7,432 Common: 25,500 PRINTED 07/09/2026 BY SYS																																																