PT OF SEC 33-2N-25E
IN OR 2458/475

MACMILLAN CARRIE ELIZABETH
44179 KEME RD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

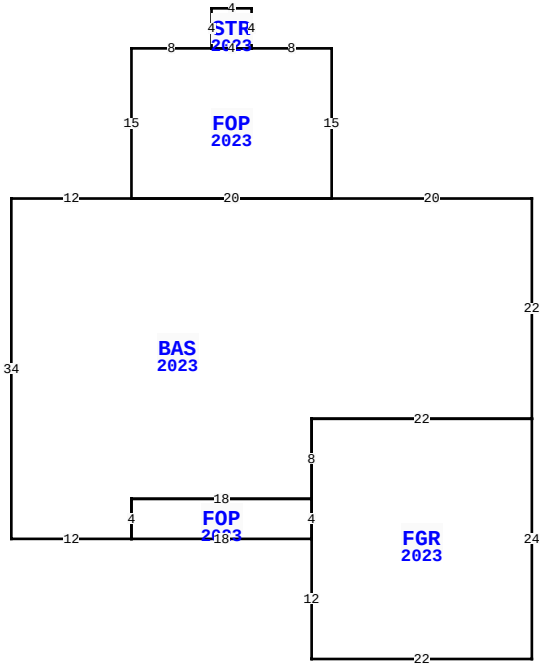
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,432	100	2023	1,432	216,747
FGR	528	55	2023	290	43,894
FOP	72	30	2023	22	3,330
FOP	300	30	2023	90	13,623
STR	16	10	2023	2	302
TOTALS	2,348			1,836	277,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	109.4400	152.12	279,292	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1432 HX Base Yr 2024



44179 KEME RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,896
TOTAL MARKET OB/XF VALUE		6,480
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		359,376
SOH/AGL Deduction		20,465
ASSESSED VALUE		338,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,500
TOTAL JUST VALUE		359,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007998	CO ISSUED	0	02/08/2023
21007998	NEW CONSTR	223,431	06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0475	5/03/2021	QC	U	V	11	100

GRANTOR: MACMILLAN DONNA WELLS

GRANTEE: MACMILLAN CARRIE EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] S22 W22 S8 W18 S4 W12 N34 E12 E20 E20 $
FOP=[YR=2023;ORIG=50,20] E20 N15 W8 W4 W8 S15 $
STR=[YR=2023;ORIG=58,5] E4 N4 W4 S4 $
FGR=[YR=2023;ORIG=68,42] E22 S24 W22 N12 N4 N8 $
FOP=[YR=2023;ORIG=50,50] E18 S4 W18 N4 $
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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	20	12	240.00	SF	30.00	30.00	100	2022	2022	3	90	6,480	

LAND DESCRIPTION

TOTAL OB/XF 6,480

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	1.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,000							

REVIEW DATE 01/03/2023 BY KW Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS