

NELSON THOMAS D
36445 ELLIOTT RD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	25	MOD METAL 100							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	12	MODULAR MT 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	14	CARPET 90							
Interior Floo	08	SHT VINYL 10							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		2 100							
Bathrooms		2 100							
Frame	02	WOOD FRAME 100							
Stories	1.	1. 100							
Units		0 100							
Quality		03	Quality Level 03						
DOR CODE		0200	MOBILE HOME						
MAP NUM			MKT AREA					08	
NEIGHBORHOOD/LOC		8001.00							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE					
BAS	1,216	100	1,216	26,966					
FSP	104	60	62	1,375					
UOP	96	25	24	532					

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,302	105.6000	73.92	96,244	1994	1994		0	0	0	70.00	30.00
2 M/H 94+ - 100% - 2016													
Heated Area: 1216													
HX Base Yr													
13 8 FSP 2014 13 8 33 43 16 16 53 23 8 8 12 12 UOP 2009 BAS 1996													

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE					28,873						
TOTAL MARKET OB/XF VALUE					23,279						
TOTAL LAND VALUE - MARKET					154,880						
TOTAL MARKET VALUE					207,032						
SOH/AGL Deduction					48,976						
ASSESSED VALUE					158,056						
TOTAL EXEMPTION VALUE					13						
BASE TAXABLE VALUE					158,056						
TOTAL JUST VALUE					207,032						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					134,537						

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / I / RSN CD	SALE PRICE
2167/0359	12/19/2017	WD U	I 11	100
GRANTOR: NELSON CHARLES GILBER				
GRANTEE: NELSON THOMAS DAVID				
1802/0130	7/12/2012	QC U	I 11	100
GRANTOR: NELSON THOMAS D				
GRANTEE: NELSON THOMAS D & M				

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1996] W43 FSP=[YR=2014] N8 W13 S8 E13\$ W33 S16 E53									
UOP=[YR=2009] S8 E12 N8 W12\$ E23 N16\$.									

LAND DESCRIPTION										TOTAL OB/XF										23,279									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.68	AC		1.00	1.00	1.00	16,000.00	16,000.00	154,880												
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