

PT OF LOT 60 IN OR 2359/1891
TOWN OF CRAWFORD S/D IN
SEC 11-1N-24E

GROLAND MICHAEL J
43877 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2023

11-1N-24-2180-0060-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	201,866
FGR	420	55	231	26,862
FOP	18	30	5	581
UOP	260	20	52	6,047
TOTALS	2,434		2,024	235,355

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,354.00	SF	4.00	4.00	100	2005
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,024	103.6203	123.05	249,053	2005	2010	0	0	5.50	94.50
1 SNGL FAM - 100% - 2021 Heated Area: 1736 HX Base Yr 2021											
43877 THOMAS CREEK RD, CALLAHAN											
BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 MLU											
XF DATE											
INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		235,355	
TOTAL MARKET OB/XF VALUE		7,862	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		273,217	
SOH/AGL Deduction		67,489	
ASSESSED VALUE		205,728	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		155,728	
TOTAL JUST VALUE		273,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006728	REPAIR/RRF	13,000	07/30/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2359/1891	5/08/2020	WD	Q	I	01
GRANTOR: OLIVER SHADE H					
GRANTEE: GROLAND MICHAEL J					
2196/1071	5/09/2018	WD	Q	I	01
GRANTOR: WILLIAMS BRYAIN S & T					
GRANTEE: OLIVER SHADE H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W10 UOP=[YR=2017] N10 W26 S10 E26\$ W36 S44 E10 FOP=[YR=2005] S2 E6 N3 W6 S1\$ N1 E15 FGR=[YR=2005] S8 E21 N20 W21 S12\$ N12 E21 N31\$.											