

THOMAS CREEK PLANTATION LTD
PO BOX 5001
CALLAHAN, FL 32011

12-1N-24-0000-0003-0000

[illegible]

NW1/4 OF NW1/4 (EX R/W)
SW1/4 OF NW1/4&NW1/4 OF SW1/4
SE1/4 OF NW1/4&NE1/4 OF SW1/4

THOMAS CREEK PLANTATION LTD
PO BOX 5001
CALLAHAN, FL 32011

2023

12-1N-24-0000-0003-0000



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	15	CONC BLOCK 100	0100	01	1,332	93.6000	84.47	112,514	1985	1985	0	0	18.50	81.50	STANDARD																				
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 0% - 0													Heated Area: 1332										HX Base Yr									
Roof Cover	12	MODULAR MT 100	187418 BAS1993																																
Interior Wall	05	DRYWALL 100																																	
Interior Floop	14	CARPET 100																																	
Air Condition	01	NONE 100																																	
Heating Type	01	NONE 100																																	
Bedrooms		2 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
BUD8 Adjustme	06	DIST 1D 100																																	
Occupancy	00	NONE 100																																	
Quality			03	Quality Level 03																															
DOR CODE			5600TIMBERLAND 70-79																																
MAP NUM			MKT AREA										08																						
NEIGHBORHOOD/LOC			8005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,332	100	1,332	91,699																															
TOTALS			1,332	1,332	91,699																														
EXTRA FEATURES			447503 US HWY 301, CALLAHAN																																
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																		
12	0681	POLE SHED	0	0	19	18	342.00	SF	15.00	15.00	100	1985	1985	3	20	1,026																			
14	0681	POLE SHED	0	0	24	32	768.00	SF	15.00	15.00	100	1991	1991	3	20	2,304																			
15	0681	POLE SHED	0	0	48	20	960.00	SF	15.00	15.00	100	1991	1991	3	20	2,880																			
16	0680	POLE SHED	0	0	24	48	1,152.00	SF	10.00	10.00	100	1991	1991	3	20	2,304																			
17	0350	CARPORT WD	0	0	70	30	2,100.00	SF	13.00	13.00	100	2001	2001	3	20	5,460																			
18	0861	POOL GUNIT	0	0	31	22	682.00	SF	85.00	85.00	100	2001	2001	3	29	16,811																			
19	0845	KOOL DECK	0	0	0	0	704.00	SF	7.25	7.25	100	2001	2001	3	82	4,185																			
20	0680	POLE SHED	0	0	24	17	408.00	SF	10.00	10.00	100	1990	1990	3	20	816																			
21	0680	POLE SHED	0	0	57	44	2,508.00	SF	10.00	10.00	100	1970	1970	3	20	5,016																			
22	0812	CONCRETE C	0	0	564	3	1,692.00	SF	4.00	4.00	100	2001	2001	3	82	5,550																			
LAND DESCRIPTION			TOTAL OB/XF 46,352																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
7	006000	A	PAST1/HAY	0			0.00	0.00	123.48	AC		1.00	1.00	1.00	440.00	440.00	54,331																		
REVIEW DATE 05/13/2019 BY TWA Total Acres: 427.60 Total Land Value: 271,678 Market: 1,059,000 Agricultural: 174,378 Common: 97,300 PRINTED 08/02/2023 BY SYS																																			

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