

PT OF LOT 67
IN OR 2136/708
R497906, R497907 & R497908

KENDRICK JAMES GORDON
43812 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2023

14-1N-24-2180-0067-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	41,163
FEP	208	85	177	4,059
UOP	377	25	94	2,156
UOP	145	25	36	826
USP	104	50	52	1,193
TOTALS	2,629		2,154	49,396

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0510	GARAGE WD-	0 100	25	20	500.00	SF	35.00	35.00	100	2009	2009	3
2	0910	SCRN RM L	0 100	32	29	928.00	SF	11.25	11.25	100	1998	1998	3
3	0811	CONCRETE B	0 100	0	0	548.00	SF	3.90	3.90	100	1998	1998	3
4	0810	CONCRETE A	0 100	25	8	200.00	SF	6.50	6.50	100	2009	2009	3

LAND DESCRIPTION													
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
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.24	AC		1.00	1.00

REVIEW DATE 01/29/2019 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	2,154	117.6000	76.44	164,652	1991	1991	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2019													
Heated Area: 1972													
HX Base Yr 2019													

43812 THOMAS CREEK RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
15,417													

Total Acres: 2.24 Total Land Value: 57,120 Market: 0 Agricultural: 0 Common: 57,120

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		49,396	
TOTAL MARKET OB/XF VALUE		15,417	
TOTAL LAND VALUE - MARKET		57,120	
TOTAL MARKET VALUE		121,933	
SOH/AGL Deduction		52,046	
ASSESSED VALUE		69,887	
TOTAL EXEMPTION VALUE		44,887	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		121,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		86,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22638	20X25 STEEL GARAG	8,025	07/01/2009
8062	XF08	1,500	05/06/1992
8730	MH MOVE-ON	43,000	11/04/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2136/0708	7/19/2017	QC U	I	11		100	
GRANTOR: KINARD JOAN IRIS							
GRANTEE: KENDRICK JAMES GORD							
1633/0695	7/24/2009	QC U	I	11		100	
GRANTOR: KINARD JOAN I							
GRANTEE: KINARD JOAN IRIS &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
UOP=[YR=2009] W29 S5 BAS=[YR=1993] W23 USP=[YR=2009] W8 S13 E8 N13\$ S13 W4 S27 E24 FEP=[YR=2009] S12 E16 N13 W16 S1\$ N1 E16 S1 E16 N27 UOP=[YR=1993] N13 W29 S13 E29\$ W29 N13\$ E29 N5\$.													

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