

LOTS 343 THRU 351.5 & E1/2 OF
ABND ALLEY & W1/2 OF ABND ST
IN RES 2003-97

FINKLEA JEFFREY P & AUBRY
43774 THOMAS CREEK RD
CALLAHAN, FL 32011

2023

14-1N-24-2180-0343-0000



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	PAGE 1 of 1 6																										
Exterior Wall	10	ABOVE AVG 100	0900	01	2,516	107.1600	127.25	320,161	1994	2004	0	0	0	8.50	91.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016													Heated Area: 2396													HX Base Yr 2016												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 50																																							
Interior Floo	13	LVT/LAMNT 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		4 100																																							
Bathrooms		3 100																																							
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			08																																		
NEIGHBORHOOD/LOC			8005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,500	100	1,500	174,651																																					
BAS	896	100	896	104,325																																					
FOP	400	30	120	13,972																																					
TOTALS			2,796		2,516	292,947																																			
EXTRA FEATURES			43774 THOMAS CREEK RD, CALLAHAN																																						
BLD DATE			11/20/2007										JL										LGL DATE																		
XF DATE																							LAND DATE			06/13/2023															
INC DATE																							AG DATE			MLU															
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																									
3	0510	GARAGE WD-	0 100	22	20	440.00	SF	26.25	26.25	100	2000	2000	3	29	3,350																										
5	0510	GARAGE WD-	0 100	60	36	2,160.00	SF	35.00	35.00	100	2007	2007	3	52	39,312																										
6	0812	CONCRETE C	0 100	0	0	2,122.00	SF	4.00	4.00	100	2008	2008	3	90	7,639																										
7	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	2012	2012	3	71	1,534																										
8	0812	CONCRETE C	0 100	0	0	1,275.00	SF	4.00	4.00	100	2019	2019	3	99	5,049																										
LAND DESCRIPTION			TOTAL OB/XF 56,884																																						
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																	
1	000115	C	SFR ACRES	100	0006		0.00	0.00	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800																								
REVIEW DATE 02/03/2022 BY TWA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/02/2023 BY SYS																																									