LOTS 352 THRU 364 & E1/2 OF
ABND ST IN RES 2003-97
TOWN OF CRAWFORD S/D IN

SCARBROUGH THOMAS D
43770 THOMAS CREEK ROAD
CALLAHAN, FL 32011

**2023**

**14-1N-24-2180-0352-0000**

## NASSAU COUNTY PROPERTY



## 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 | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

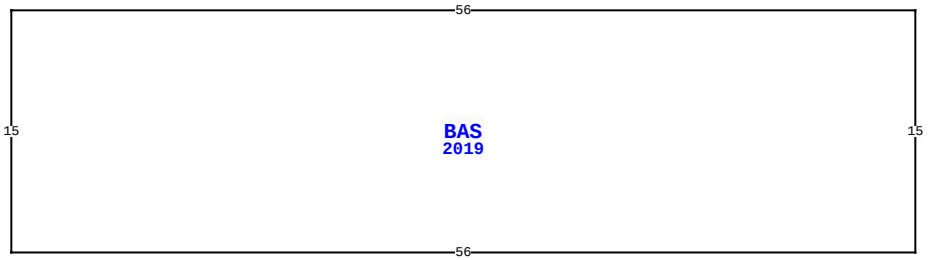
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 840 | 100 | 840 | 64,451 |
| TOTALS | 840 | | 840 | 64,451 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 840 | 113.0000 | 79.10 | 66,444 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

1 M/H 94+ – 100% - 2020 Heated Area: 840 HX Base Yr 2020




43770 THOMAS CREEK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 64,451 |
| TOTAL MARKET OB/XF VALUE | | 1,780 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 126,231 |
| SOH/AGL Deduction | | 31,705 |
| ASSESSED VALUE | | 94,526 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 44,526 |
| TOTAL JUST VALUE | | 126,231 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 93,393 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19010949 | CO ISSUED | 0 | 10/17/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0913/0025 | 12/28/1999 | QC | U | V | 01 | 100 |
| GRANTOR: SCARBROUGH RUTH | | | | | | |
| GRANTEE: SCARBROUGH THOMAS D | | | | | | |
| 0158/0335 | 11/30/1973 | WD | U | V | | 3,800 |
| GRANTOR: HIGGINBOTHAM MARVIN E | | | | | | |
| GRANTEE: SCARBROUGH CHARLES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W56 S15 E56 N15$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 24 | 23 | 552.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 62 | 1,780 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,780

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | OR | 155.00 | 550.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 60,000 | | | | | | | |

REVIEW DATE 12/19/2019 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS