LOTS 421 1/2 THRU 480 & 1153
IN OR 2577/176
TOWN OF CRAWFORD

CLARK DAVID & TAMATHA &/NEWCOMB ASHLEY
43722 THOMAS CREEK RD
CALLAHAN, FL 32011

2023

14-1N-24-2180-0421-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

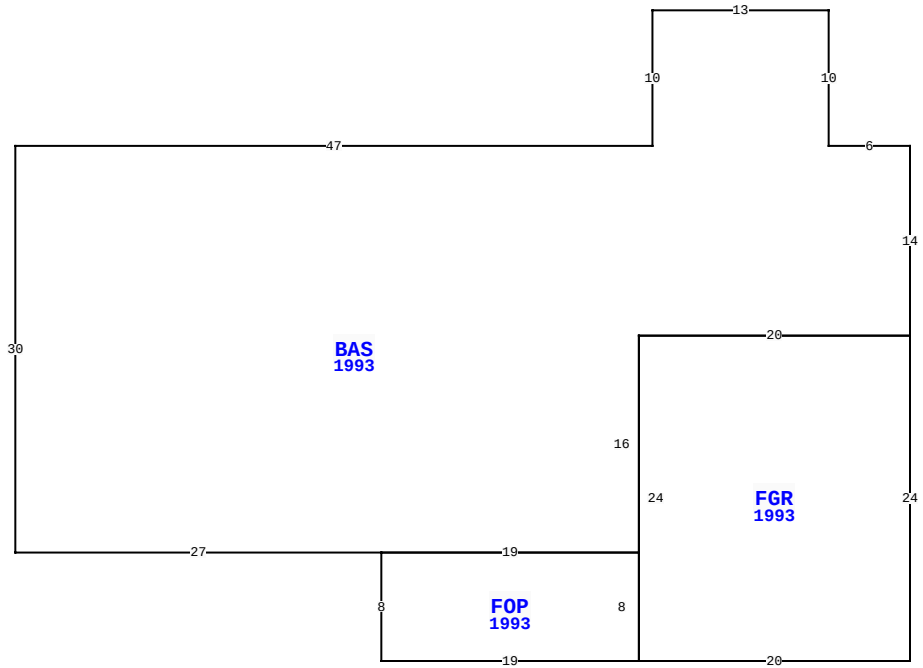
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,790	100	1,790	172,955
FGR	480	55	264	25,508
FOP	152	30	46	4,445
TOTALS	2,422		2,100	202,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,100	110.7000	131.46	276,066	1979	1989	0	0	0	26.50	73.50

1 SNGL FAM – 50% - 2018 Heated Area: 1790 HX Base Yr 2018



43722 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		202,909
TOTAL MARKET OB/XF VALUE		2,304
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		332,713
SOH/AGL Deduction		126,922
ASSESSED VALUE		205,791
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		155,791
TOTAL JUST VALUE		332,713
NCON VALUE		78,869
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005433	NEW ROOF	15,000	04/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0176	7/03/2022	QC	U	I	11	100
GRANTOR: THOMPSON TAMATHA						
GRANTEE: CLARK DAVID & TAMAT						
1418/0331	6/07/2006	QC	U	I	01	93,800
GRANTOR: THOMPSON RUBY J & RAN						
GRANTEE: THOMPSON RUBY J & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N10 W13 S10 W47 S30 E27 FOP=[YR=1993] S8 E19
FGR=[YR=1993] E20 N24 W20S24$ N8W19$ E19 N16 E20 N14$.

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
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628	
3	0810	CONCRETE A	0	50	16	20	320.00	SF	6.50	6.50	100	1979	1979	3	32.5	676	

LAND DESCRIPTION

TOTAL OB/XF 2,304

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	50	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	25,500							
2	000115	C	SFR ACRES	50	0006		0.00	0.00	7.50	AC		1.00	1.00	0.85	16,000.00	13,600.00	102,000							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 8.50 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS