IN OR 2386/1860

CHANDLER DONNA B & JOHN K
55114 THOMAS ROAD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

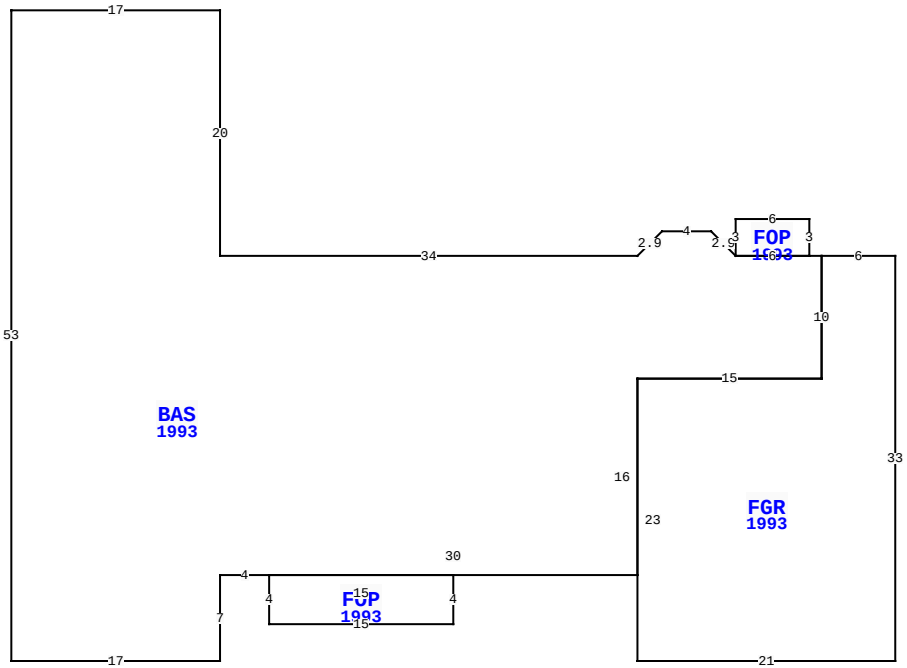
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	215,044
FGR	543	55	299	33,024
FOP	18	30	5	552
FOP	60	30	18	1,988
TOTALS	2,568		2,269	250,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,269	108.7800	129.18	293,109	1988	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 0 Heated Area: 1947 HX Base Yr



55114 THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,608
TOTAL MARKET OB/XF VALUE		35,971
TOTAL LAND VALUE - MARKET		129,100
TOTAL MARKET VALUE		380,679
SOH/AGL Deduction		225,763
ASSESSED VALUE		154,916
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,916
TOTAL JUST VALUE		415,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7179	H/AC	0	06/01/2003
5013	NEW CONSTR	2,000	04/20/1988
2526	H/AC	2,800	04/15/1988
2969	NEW CONSTR	2,600	03/25/1988
4908	TEMP POLE	0	03/25/1988
4746	NEW CONSTR	66,202	03/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1860	8/13/2020	WD	U	I	30	38,400
GRANTOR: CHANDLER DONNA B L/E						
GRANTEE: CHANDLER DONNA B &						
1975/1147	4/17/2015	QC	U	I	11	100
GRANTOR: CHANDLER DONNA B						
GRANTEE: CHANDLER JOHN K & T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W1 FOP=[YR=1993] N3 W6 S3 E6$ W6 U2 L2 W4 D2 L2 W34 N20 W17 S53 E17 N7 E4 FOP=[YR=1993] S4 E15 N4 W15$ E30 N16 E15 N10$ S10 W15 S23 E21 N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1988	1988	3	57	1,067	
8	0510	GARAGE WD-	0	100	30	33	990.00	SF	35.00	35.00	100	1994	1994	3	23	7,970	
11	0811	CONCRETE B	0	100	0	0	1,800.00	SF	5.20	5.20	100	1992	1992	3	66	6,178	
12	0810	CONCRETE A	0	100	0	0	156.00	SF	6.50	6.50	100	1992	1992	3	66	669	
13	0200	BARN WD 0-	0	100	24	24	576.00	SF	15.00	15.00	100	2009	2009	3	60	5,184	
14	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	100	2011	2011	3	93	3,143	
15	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	1994	1994	3	70	450	
16	0351	CARPORT MT	0	100	50	20	1,000.00	SF	10.00	10.00	100	2019	2019	3	90	9,000	

LAND DESCRIPTION

TOTAL OB/XF 35,971

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	005000	C	RURAL HOME	100		OR	0.00	0.00	2.66	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,100							
2	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 01/14/2022 BY KBA Total Acres: 4.66 Total Land Value: 94,100 Market: 36,000 Agricultural: 1,000 Common: 93,100 PRINTED 08/02/2023 BY SYS