PT OR SW1/4 OF NW/14 &
PT OF GOVT LOT 1
IN OR 576/1014

**BROWN JEAN**
55058 THOMAS ROAD
CALLAHAN, FL 32011

**2023**

**14-2N-25-0000-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

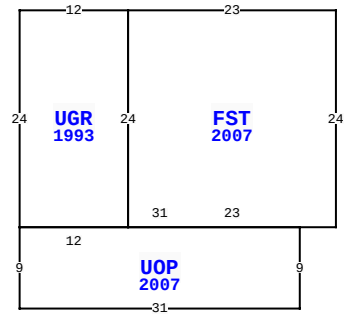
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

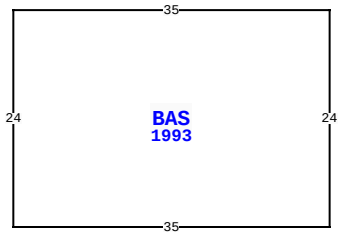
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 840 | 100 | 840 | 65,900 |
| FST | 552 | 55 | 304 | 23,849 |
| UGR | 288 | 45 | 130 | 10,199 |
| UOP | 279 | 20 | 56 | 4,393 |
| TOTALS | 1,959 | | 1,330 | 104,341 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,330 | 100.3600 | 90.57 | 120,458 | 1991 | 1995 | 0 | 0 | 0 | 13.38 | 86.62 |

2 SINGLE FAM – 100% - 0 Heated Area: 840 HX Base Yr




55058 THOMAS RD, CALLAHAN

| | | |
|---|---|---|
| BLD DATE | 02/27/2008 | KWJW |
| XF DATE | | |
| INC DATE | | |
| LGL DATE | | |
| LAND DATE | | |
| AG DATE | | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 104,341 |
| TOTAL MARKET OB/XF VALUE | | 4,776 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 179,117 |
| SOH/AGL Deduction | | 98,036 |
| ASSESSED VALUE | | 81,081 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 26,081 |
| TOTAL JUST VALUE | | 179,117 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 158,964 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH961430 | MH MOVE-ON | 0 | 07/01/1996 |
| 6232 | REMODEL | 43,680 | 01/18/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0576/1014 | 8/11/1989 | WD | U | V | | 27,000 |
| GRANTOR: RICE BEN & JEFFIFER | | | | | | |
| GRANTEE: BROWN JEAN | | | | | | |
| 0503/1289 | 11/25/1986 | WD | U | V | | 17,000 |
| GRANTOR: THOMAS MARK & DONNA | | | | | | |
| GRANTEE: RICE BEN & JEFFIFER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W35 S24 E35 N24$ PTR= N15 UOP=[YR=2007] N9 UGR=[YR=1993] N24 E12 FST=[YR=2007] E23 S24 W23 N24$ S24 W12$ E31 S9 W31$ S15$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 60 | 12 | 720.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 2,902 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 21 | 24 | 504.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 1,512 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 77.00 | SF | 11.75 | 11.75 | 100 | 2000 | 2000 | 3 | 40 | 362 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,776

| 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 | 290.00 | 320.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |

REVIEW DATE 12/02/2019 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS