



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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

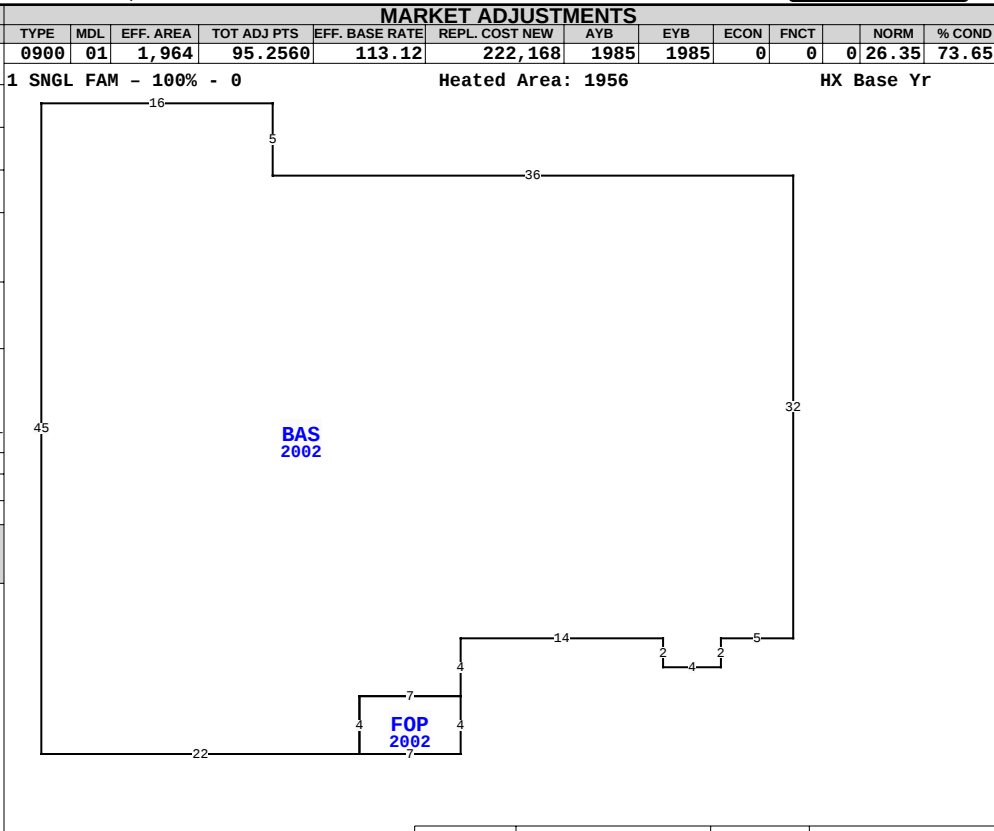
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1,956	162,960
FOP	28	30	8	667

TOTALS	1,984	1,964	163,627
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
5	0812	CONCRETE C	0	100	50	26	1,300.00	SF	4.00	4.00	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	
7	0845	KOOL DECK	0	100	95	3	285.00	SF	6.53	6.53	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.60	AC	1.00



55217 THOMAS RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1981	1981	3	20	7,650	
5	0812	CONCRETE C	0	100	50	26	1,300.00	SF	4.00	4.00	100	1982	1982	3	41	2,132	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
7	0845	KOOL DECK	0	100	95	3	285.00	SF	6.53	6.53	100	1981	1981	3	38	707	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	

TOTAL OB/XF											
14,029											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										171,537	
TOTAL MARKET OB/XF VALUE										14,029	
TOTAL LAND VALUE - MARKET										56,000	
TOTAL MARKET VALUE										241,566	
SOH/AGL Deduction										124,040	
ASSESSED VALUE										117,526	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										62,526	
TOTAL JUST VALUE										241,566	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										199,157	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2376/1762	7/09/2020	QC	U	I	11	100	
GRANTOR: HINES BETTY J							
GRANTEE: LYONS DEBORAH H							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] W36 N5 W16 S45 E22 FOP=[YR=2002] E7 N4 W7 S4 \$ N4 E7 N4 E14 S2 E4 N2 E5 N32 \$.											

**HINES BETTY J L/E/
55217 THOMAS RD
CALLAHAN, FL 32011**

2023

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