

LEE CLINTON W & PATRICIA J
55151 THOMAS RD
CALLAHAN, FL 32011

15-2N-25-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

Exterior Wall03VINYL 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo13LVT/LAMNT 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality06Quality Level 06

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5601001,560163,322

TOTALS1,5601,560163,322

MARKET ADJUSTMENTS

0800021,560152.6200106.83166,655202020200002.0098.00

M/H 94+ - 100% - 2022Heated Area: 1560HX Base Yr 2022

BAS2020

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE163,322

TOTAL MARKET OB/XF VALUE8,417

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE206,739

SOH/AGL Deduction92,509

ASSESSED VALUE114,230

TOTAL EXEMPTION VALUEHX HB SX100,000

BASE TAXABLE VALUE14,230

TOTAL JUST VALUE206,739

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE157,746

SAMPLE DIMENSIONS

30-52-30

PERMIT NUMDESCRIPTIONAMTISSUED

20009826GARAGE11,59210/16/2020

20007586MH MOVE-ON008/21/2020

20007586MH MOVE-ON008/21/2020

B1530115DEMOLITION2,30003/01/2015

94810REMODEL4,89602/01/1994

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2444/18373/22/2021WDQI01198,000

GRANTOR:THOMAS MYRON & KATHRY

GRANTEE:LEE CLINTON W & PAT

2361/12305/15/2020QCUV11100

GRANTOR:THOMAS KONNOR

GRANTEE:THOMAS KATHRYN YVON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S30 E52 N30\$.

EXTRA FEATURES

55151 THOMAS RD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

60810CONCRETE A01001612192.00SF6.506.5010019801980335437

70510GARAGE WD-01001220240.00SF35.0035.00100202020203957,980

LAND DESCRIPTION

TOTAL OB/XF8,417

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1000102CSFR/MH100OR0.000.001.00AC1.001.001.0035,000.0035,000.0035,000

REVIEW DATE01/05/2021BYKBTotal Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/02/2023 BY SYS