PT OF LOT 1 (S-1)
IN OR 2518/480
EX R/W OR 1049/1150

DOLAN ROBERT E & SHARON L
55049 THOMAS RD
CALLAHAN, FL 32011

2023

15-2N-25-2980-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	04	Quality Level 04

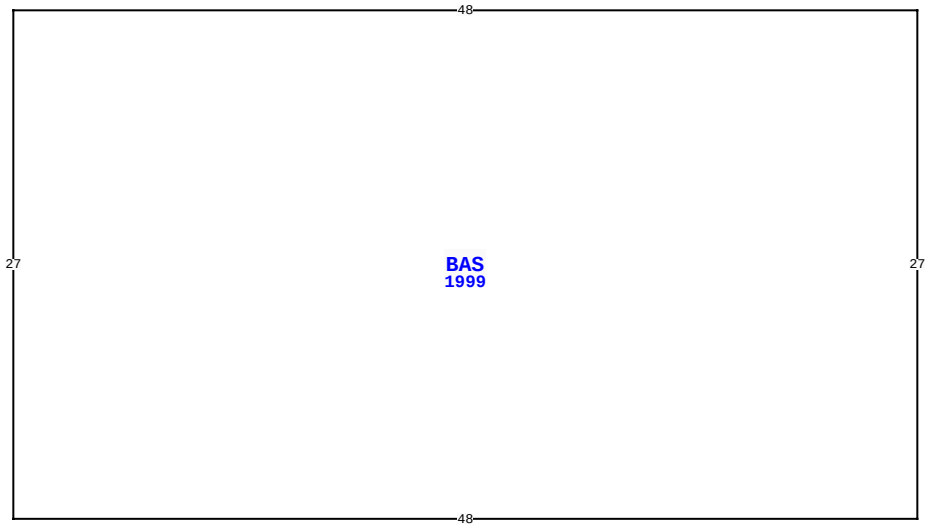
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	84,494
TOTALS	1,296		1,296	84,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	129.3600	90.55	117,353	1999	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2022 Heated Area: 1296 HX Base Yr 2022



55049 THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,494
TOTAL MARKET OB/XF VALUE		2,929
TOTAL LAND VALUE - MARKET		39,900
TOTAL MARKET VALUE		127,323
SOH/AGL Deduction		20,122
ASSESSED VALUE		107,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,201
TOTAL JUST VALUE		127,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0480	11/30/2021	WD	Q	I	01	129,000
GRANTOR: PASCHAL DONALD E & PA						
GRANTEE: DOLAN ROBERT E & SH						
2441/1110	3/01/2021	WD	U	I	37	40,000
GRANTOR: WILLIAMS CATHY LOWE						
GRANTEE: PASCHAL DONALD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 N27$.

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	0	0	468.00	SF	6.50	6.50	100	2000	2000	3	80	2,434	
2	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	2000	2000	3	20	120	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	21.30	21.30	100	2003	2003	3	22	375	

LAND DESCRIPTION

TOTAL OB/XF 2,929

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	000102	C	SFR/MH	100			0.00	0.00	1.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,900							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.14 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 08/02/2023 BY SYS