PT OF LOT 24 (S-3)
IN OR 987/1865
2002 BELLCRS-DW

QUILES DEANNA THOMAS
43190 FREEDOM DRIVE
CALLAHAN, FL 32011-8201

2023

16-1N-25-2910-0024-0030

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 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
Quality	03	Quality Level 03

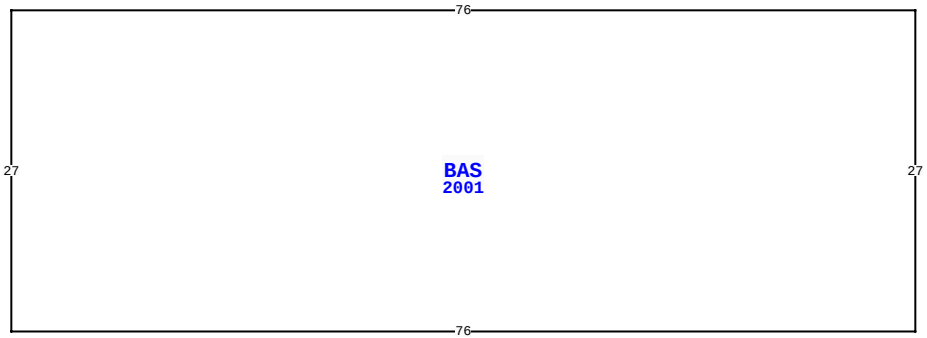
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	84,173
TOTALS	2,052		2,052	84,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2002 Heated Area: 2052 HX Base Yr 2002



43190 FREEDOM DR, 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		84,173
TOTAL MARKET OB/XF VALUE		3,442
TOTAL LAND VALUE - MARKET		65,800
TOTAL MARKET VALUE		153,415
SOH/AGL Deduction		79,501
ASSESSED VALUE		73,914
TOTAL EXEMPTION VALUE	HX HB	48,914
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1865	5/23/2001	QC	U	V	06	100
GRANTOR: THOMAS GEORGE W III &						
GRANTEE: QUILES DEANNA THOMA						
0673/0176	12/31/1992	WD	U	V	05	12,000
GRANTOR: FNB PROPERTIES						
GRANTEE: THOMAS GEORGE W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S27 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2005	2005	3	27	432	

LAND DESCRIPTION

TOTAL OB/XF 3,442

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	0006	OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,800							

REVIEW DATE 05/04/2017 BY KBX Total Acres: 1.88 Total Land Value: 65,800 Market: 0 Agricultural: 0 Common: 65,800 PRINTED 08/02/2023 BY SYS