IN OR 2009/1688
EX R/W OR 673/1892

THOMPSON A J
223 HICKORY HOLLOW DR S
JACKSONVILLE, FL 32225

2023

19-2N-25-0000-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

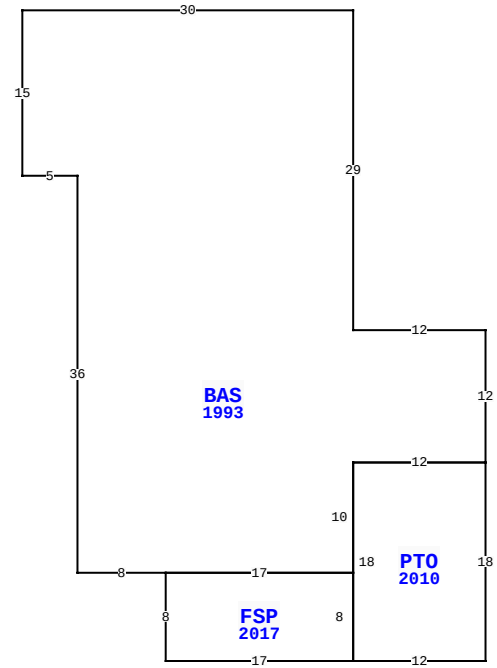
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1,494	105,894
FSP	136	40	54	3,828
PTO	216	5	11	780
TOTALS	1,846		1,559	110,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	93.5000	84.38	131,548	1943	1990	0	0	0	16.00	84.00

2 SINGLE FAM – 0% - 0 Heated Area: 1494 HX Base Yr



45435 MORGAN CIR, 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	110,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,950
TOTAL MARKET VALUE	165,450
SOH/AGL Deduction	75,127
ASSESSED VALUE	90,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,323
TOTAL JUST VALUE	165,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327740	DEMOLITION	0	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2009/1688	10/20/2015	CT	U	I	18	11,700
GRANTOR: CLERK OF COURT						
GRANTEE: THOMPSON A J						
0710/0238	7/29/1994	PR	U	I	01	100
GRANTOR: JONES CLARA DENEFIELD						
GRANTEE: THOMPSON ANGELA BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N29 W30 S15 E5 S36 E8FSP=[YR=2017] S8 E17
PTO=[YR=2010] E12 N18 W12 S18 $ N8 W17 $ E17 N10 E12 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	54,950							

REVIEW DATE 07/30/2018 BY KBX Total Acres: 1.57 Total Land Value: 54,950 Market: 0 Agricultural: 0 Common: 54,950 PRINTED 08/02/2023 BY SYS