

BLOCK 2 LOT 7 (24-1N-24)
IN OR 1529/1921
HILLS AT THOMAS CREEK PB 5/65

PHIPPS CHARLES E
43754 KEEN CEMETARY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0070



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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,688	100	2,688	317,796
FEP	324	80	259	30,621
FGR	441	55	243	28,729
FOP	45	30	14	1,655
PTO	675	5	34	4,020

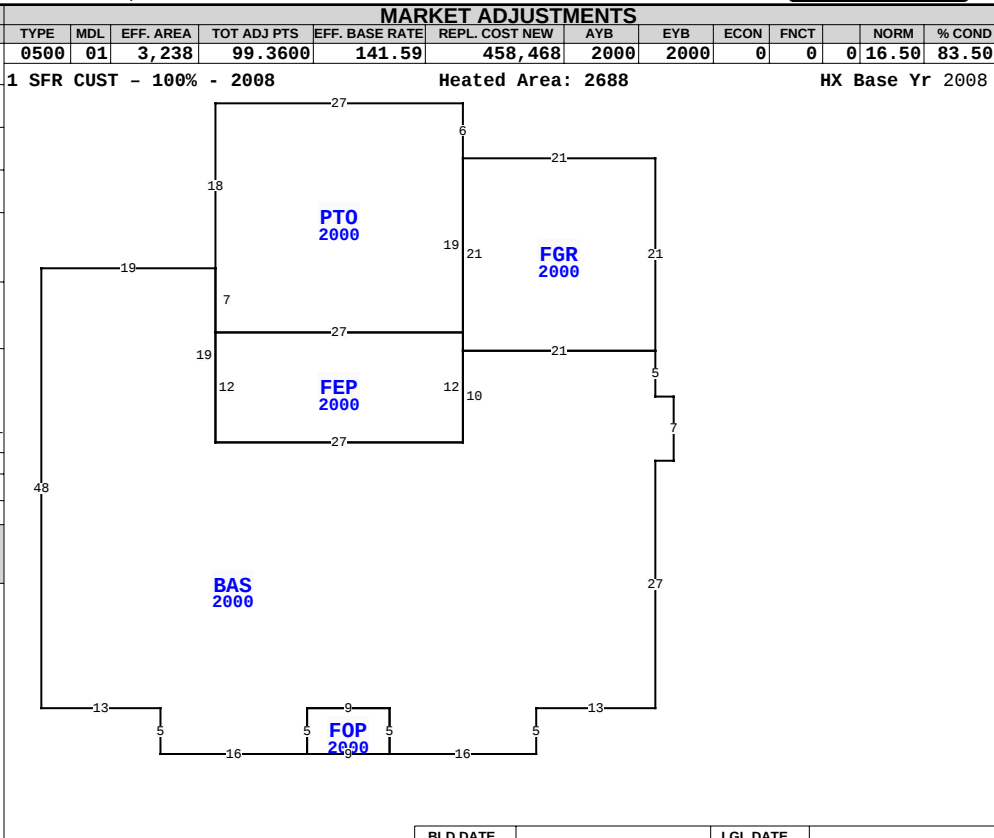
TOTALS	4,173		3,238	382,821
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50										
2	0200	BARN WD 0-	0	100	48	36	1,728.00	SF	20.00										
3	0812	CONCRETE C	0	100	0	0	5,004.00	SF	4.00										
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00										

LAND DESCRIPTION			TOTAL OB/XF 30,329																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100	0006	OR	0.00	0.00	11.65	AC		1.00	1.00	1.00	15,000.00	15,000.00	174,750		

REVIEW DATE	06/07/2022	BY	TWA	Total Acres:	11.65	Total Land Value:	174,750	Market:	0	Agricultural:	0	Common:	174,750	PRINTED 08/02/2023 BY	SY
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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	20	20	400.00	SF	6.50				1,664	
2	0200	BARN WD 0-	0	100	48	36	1,728.00	SF	20.00				9,677	
3	0812	CONCRETE C	0	100	0	0	5,004.00	SF	4.00				16,013	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00				2,975	

LAND DESCRIPTION			TOTAL OB/XF 30,329																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100	0006	OR	0.00	0.00	11.65	AC		1.00	1.00	1.00	15,000.00	15,000.00	174,750		

REVIEW DATE	06/07/2022	BY	TWA	Total Acres:	11.65	Total Land Value:	174,750	Market:	0	Agricultural:	0	Common:	174,750	PRINTED 08/02/2023 BY	SY
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				401,167	
TOTAL MARKET OB/XF VALUE				30,329	
TOTAL LAND VALUE - MARKET				174,750	
TOTAL MARKET VALUE				606,246	
SOH/AGL Deduction				344,552	
ASSESSED VALUE				261,694	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				211,694	
TOTAL JUST VALUE				606,246	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				457,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008352	ROOF	22,000	06/28/2023
B996509	NEW CONSTR	120,000	10/01/1999
P94757	NEW CONSTR	0	12/01/1994
B94819	NEW CONSTR	95,664	03/01/1994
5329	GARAGE	12,700	11/29/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1529/1921	10/11/2007	WD	Q	I		550,000	
GRANTOR: BOYD KAREN R & ANDREW							
GRANTEE: PHIPPS CHARLES E							
1092/1970	11/07/2002	QC	U	I	01	60,000	
GRANTOR: BOYD KAREN R							
GRANTEE: BOYD KAREN & ANDREW							

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=2000] W21 PTO=[YR=2000] N6 W27 S18 BAS=[YR=2000] W19 S48 E13 S5 E16 FOP=[YR=2000] E9 N5 W9 S5 \$ N5 E9 S5 E16 N5 E13 N27 E2 N7 W2 N5 W21 S10 W27 N19 \$ S7 FEP=[YR=2000] S12 E27 N12 W27 \$ E27 N19 \$ S21 E21 N21 \$.			

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Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		0 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC		8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	961	100	961	18,346
TOTALS	961		961	18,346

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	961	109.0800	38.18	36,691	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES - 100% - 2008

Heated Area: 961

HX Base Yr 2008

31

31

31

BAS
1993

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/22/2023

ML