BLOCK 2 LOT 11
IN OR 449/292 SEC 30-1N-25
EX PT INCACHEE PB 6/350

MILLIGAN DARRELL T & DONNA S
43267 THOMAS CREEK DRIVE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0110

BUILDING CHARACTERISTICS

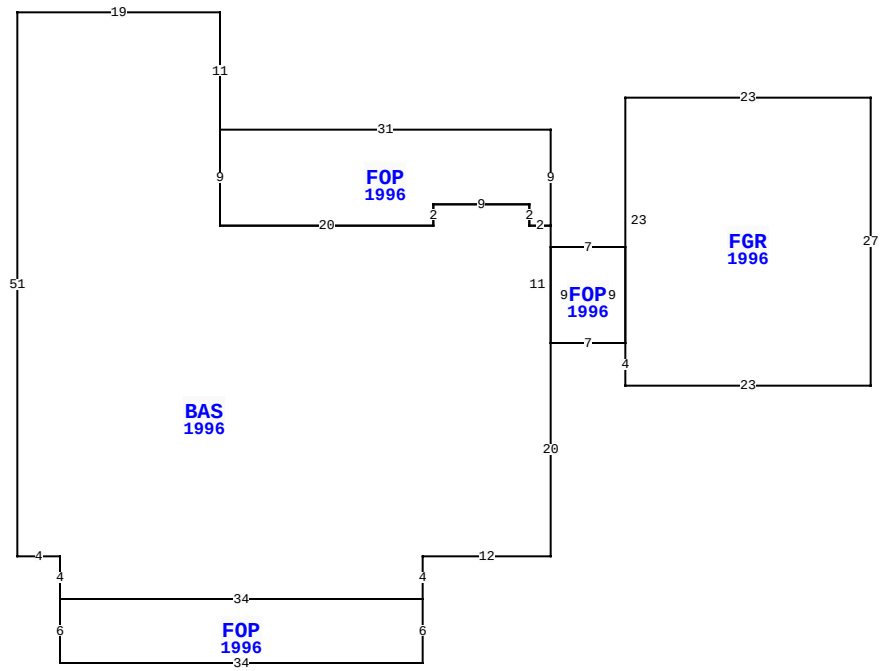
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,084	100	2,084	238,451
FGR	621	55	342	39,132
FOP	63	30	19	2,174
FOP	204	30	61	6,979
FOP	261	30	78	8,925
TOTALS	3,233		2,584	295,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,584	114.3648	135.81	350,933	1996	2001	0	0	0	15.75	84.25

2 SNGL FAM – 100% - 0 Heated Area: 2084 HX Base Yr



43267 THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		295,661
TOTAL MARKET OB/XF VALUE		55,152
TOTAL LAND VALUE - MARKET		115,680
TOTAL MARKET VALUE		466,493
SOH/AGL Deduction		259,460
ASSESSED VALUE		207,033
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,033
TOTAL JUST VALUE		466,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004602	REPAIR/RRF	21,560	03/24/2022
B14692	SWIM POOL	27,000	01/01/2005
B9602826	NEW CONSTR	108,000	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0449/0292	2/01/1985	WD	Q	V		27,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W31 BAS=[YR=1996] N11 W19 S51 E4 S4
FOP=[YR=1996] S6 E34 N6 W34$ E34 N4 E12 N20 FOP=[YR=1996] E7
FGR=[YR=1996] S4 E23 N27 W23 S23$ N9 W7 S9$ N11 W2 N2 W9 S2
W20 N9$ S9 E20 N2 E9 S2 E2 N9$.

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	12	18	216.00	SF	6.50	6.50	100	1996	1996	3	73	1,025	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0510	GARAGE WD-	0	100	31	35	1,085.00	SF	35.00	35.00	100	1992	1992	3	20	7,595	
4	0680	POLE SHED	0	100	12	29	348.00	SF	10.00	10.00	100	1993	1993	3	20	696	
6	0680	POLE SHED	0	100	29	12	348.00	SF	10.00	10.00	100	2000	2000	3	29	1,009	
7	0825	BRICK	0	100	0	0	991.00	SF	8.75	8.75	100	1997	1997	3	93	8,064	
9	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	2005	2005	3	44	17,952	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
11	0855	CONC PAVER	0	100	0	0	1,479.00	SF	7.00	7.00	100	2005	2005	3	87	9,007	
12	0476	VF 6 SBPL	0	100	0	0	274.00	LF	32.00	32.00	100	2005	2005	3	69	6,050	

TOTAL OB/XF 54,738

LAND DESCRIPTION

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	000100	C	SFR	100	0006	OR	0.00	0.00	7.23	AC		1.00	1.00	1.00	16,000.00	16,000.00	115,680							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 7.23 Total Land Value: 115,680 Market: 0 Agricultural: 0 Common: 115,680 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

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13	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	

LAND DESCRIPTION

TOTAL OB/XF 414

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

REVIEW DATE 06/07/2022 BY TWA Total Acres: 7.23 Total Land Value: 115,680 Market: 0 Agricultural: 0 Common: 115,680 PRINTED 08/02/2023 BY SYS