

BLOCK 3 PT OF LOT 10
OR 608/1020 & OR 736/420
HILLS AT THOMAS CREEK PB 5/65

ISAACS ALLEN L & ANITA A
43291 ELLIS AVENUE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0103



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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

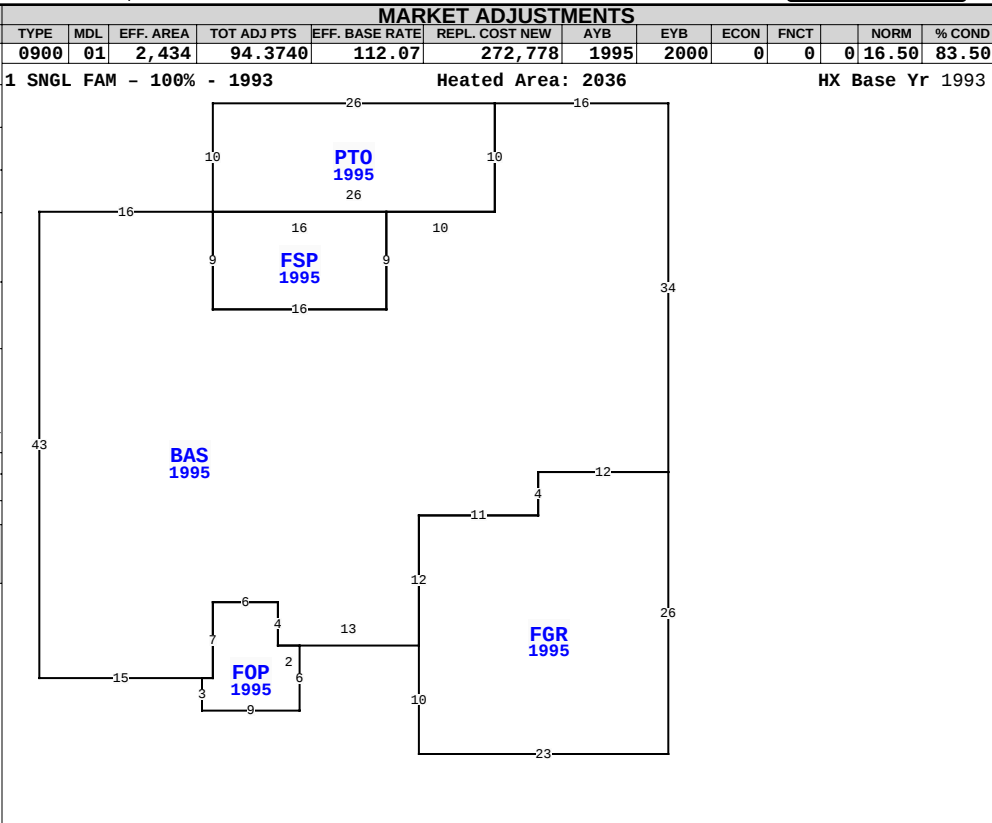
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2,036	190,526
FGR	554	55	305	28,541
FOP	75	30	22	2,059
FSP	144	40	58	5,428
PTO	260	5	13	1,217

TOTALS	3,069		2,434	227,770
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	8	10	80.00	SF	21.30	21.30	100	1990
3	1242	WD DECK A	0 100	0	0	429.00	SF	10.00	10.00	100	1991
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995
5	0681	POLE SHED	0 100	24	24	576.00	SF	11.25	11.25	100	1993
6	0812	CONCRETE C	0 100	0	0	1,267.00	SF	4.00	4.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0			0.00	0.00	10.34	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	10.34	AC	

REVIEW DATE 03/03/2020 BY TWA



43291 ELLIS AVE, CALLAHAN	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
21.30	100	1990	1990	3	20	341	
10.00	100	1991	1991	3	20	858	
3,500.00	100	1995	1995	3	79	2,765	
11.25	100	1993	1993	3	20	1,296	
4.00	100	1995	1995	3	72	3,649	

TOTAL OB/XF											
8,909											
ADJ UNIT PRICE	UNIT PRICE	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000						
410.00	410.00	410.00	410.00	410.00	4,239						
19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	196,460						

Total Acres: 11.34 Total Land Value: 34,239 Market: 196,460 Agricultural: 4,239 Common: 30,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227, 770	
TOTAL MARKET OB/XF VALUE		8, 909	
TOTAL LAND VALUE - MARKET		226, 460	
TOTAL MARKET VALUE		270, 918	
SOH/AGL Deduction		143, 274	
ASSESSED VALUE		127, 644	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		77, 644	
TOTAL JUST VALUE		463, 139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205, 306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006526	REPAIR/RRF	19,000	04/26/2022
B952129	NEW CONSTR	90,000	07/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0736/0420	8/10/1995	QC	U	I	06
GRANTOR: ISAACS ALLEN & ANITA					
GRANTEE: ISAACS ALLEN & ANIT					
0608/1020	10/01/1990	WD	U	V	01
GRANTOR: ISAACS GERALD & A					
GRANTEE: ISAACS ALLEN L					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1995] W16 PTO=[YR=1995] W26 S10 FSP=[YR=1995] S9 E16 N9 W16\$ E26 N10 \$ S10 W10 S9 W16 N9 W16 S43 E15 FOP=[YR=1995] S3 E9 N6 W2 N4 W6 S7 W1\$ E1 N7 E6 S4 E13 FGR=[YR=1995] S10 E23 N26 W12 S4 W11 S12\$ N12 E11 N4 E12 N34\$.											

PRINTED 08/02/2023 BY SYS