BLK 3 PT OF LOT 12
IN OR 2065/237
HILLS AT THOMAS CREEK PBK 5/65

TANNER JUSTIN E/MISINEC ERIN N
43007 IMAGINE LN
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0124

BUILDING CHARACTERISTICS

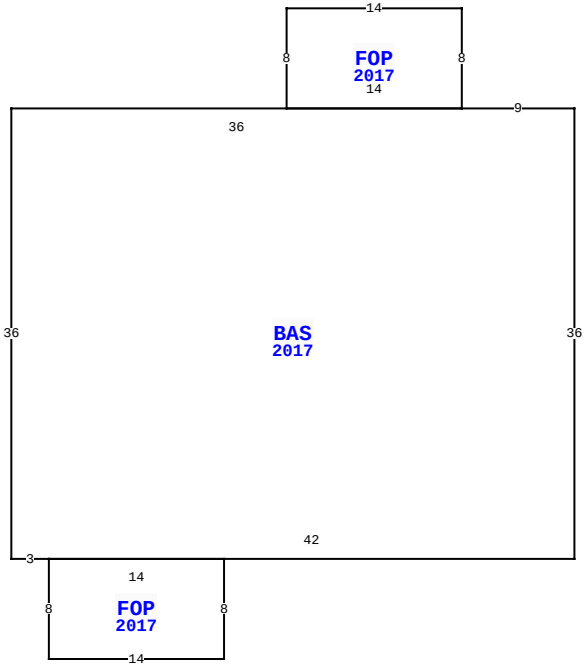
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,620	100	1,620	184,940
FOP	112	30	34	3,882
FOP	112	30	34	3,882
TOTALS	1,844		1,688	192,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	98.1000	116.49	196,635	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1620 HX Base Yr 2018



43007 IMAGINE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,702
TOTAL MARKET OB/XF VALUE		18,718
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		260,920
SOH/AGL Deduction		106,573
ASSESSED VALUE		154,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,347
TOTAL JUST VALUE		260,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
163231	CO ISSUED	0	03/10/2017
B1633047	NEW CONSTR	186,141	09/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/0237	8/12/2016	WD	U	I	11	100

GRANTOR: TANNER THOMASA
GRANTEE: TANNER JUSTIN E & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W9 FOP=[YR=2017] N8 W14 S8 E14$ W36 S36 E3
FOP=[YR=2017] S8 E14 N8 W14$ E42 N36$.

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	2017	2017	3	98	3,430	
2	0681	POLE SHED	0	100	40	26	1,040.00	SF	15.00	15.00	100	2021	2021	3	98	15,288	

LAND DESCRIPTION

TOTAL OB/XF 18,718

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			0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS