BLOCK 3 PT OF LOT 28
IN OR 463/272 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

HENDERSON DENNIS L & HELEN M
43190 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0281

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

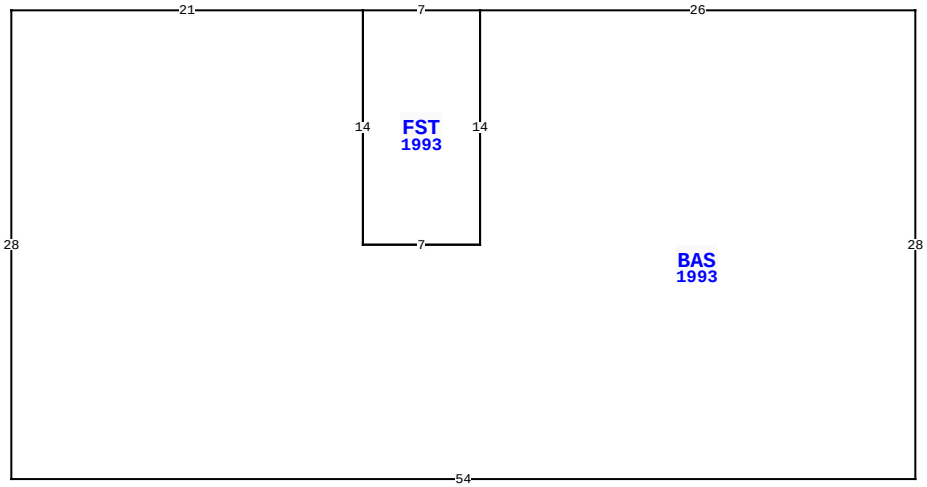
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	117,384
FST	98	55	54	4,483
TOTALS	1,512		1,468	121,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,468	110.1600	99.42	145,949	1989	1989	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1414 HX Base Yr



43190 THOMAS CREEK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,294
TOTAL MARKET OB/XF VALUE		6,468
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		192,762
SOH/AGL Deduction		76,627
ASSESSED VALUE		116,135
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,135
TOTAL JUST VALUE		192,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007939	GARAGE	40,152	08/03/2018
2772	H/AC	3,000	10/20/1988
5337	NEW CONSTR	1,600	09/06/1988
3110	NEW CONSTR	1,300	07/01/1988
5006	NEW CONSTR	47,020	07/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0463/0272	8/01/1985	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						
0449/0276	3/01/1985	MS	U	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FST=[YR=1993] W7 S14 E7 N14 $ S14 W7 N14 W21 S28 E54 N28 $.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1989	1989	3	20	772	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1989	1989	3	59.5	278	
3	0752	USP	0	100	0	0	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
4	0510	GARAGE WD-	0	100	0	0	400.00	SF	24.85	24.85	100	1990	1990	3	20	1,988	
5	0810	CONCRETE A	0	100	35	10	350.00	SF	6.50	6.50	100	2018	2018	3	98	2,230	

LAND DESCRIPTION

TOTAL OB/XF 6,468

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	48,000							

REVIEW DATE 12/12/2018 BY TW Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS

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2023

24-1N-24-0750-0003-0281

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

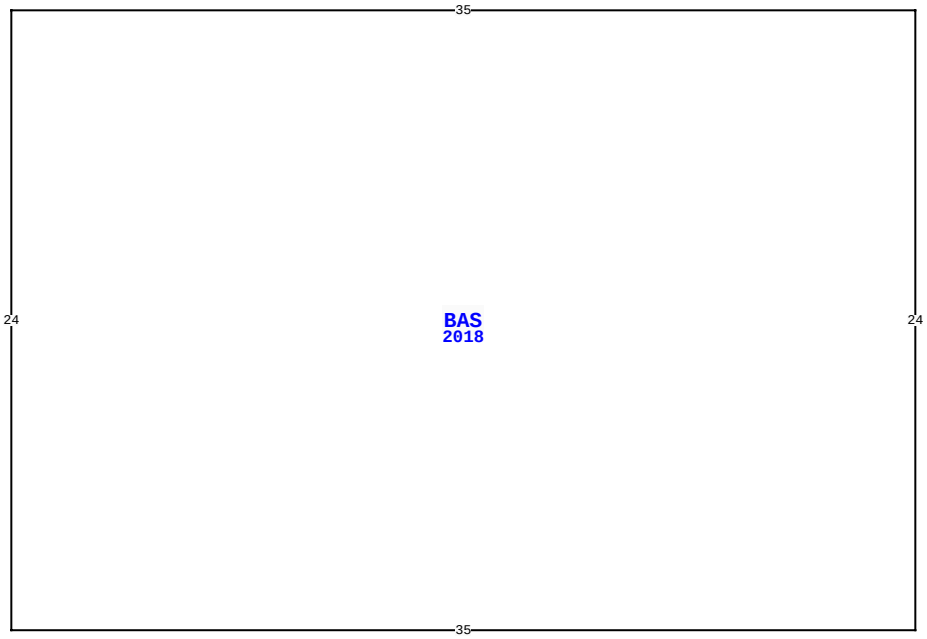
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,427
TOTALS	840		840	16,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 0 Heated Area: 840 HX Base Yr



43190 THOMAS CREEK RD, CALLAHAN

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GRANTEE:						
0449/0276	3/01/1985	MS	U	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/12/2018 BY TW Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS