

BLK 3 PT OF LOT 28
IN OR 1297/147
HILLS OF THOMAS CREEK PBK 5/65

SIMPSON JULIA ANN ANDREWS
43222 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0283



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	77,861
DCK	120	15	18	1,081
TOTALS	1,416		1,314	78,943

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
1	0752	USP	0 100	16	12	192.00	SF	15.00	15.00	100	2011	2011	3	68

LAND DESCRIPTION														
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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.41	AC		1.00	1.00	0.80

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,314	143.0400	100.13	131,571	2006	2006	0	0	0	40.00	60.00		
1 M/H 94+ - 100% - 0 Heated Area: 1296 HX Base Yr														
BAS 2006 DCK 2006														
43222 THOMAS CREEK RD, CALLAHAN														

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		78,943	
TOTAL MARKET OB/XF VALUE		1,958	
TOTAL LAND VALUE - MARKET		33,840	
TOTAL MARKET VALUE		114,741	
SOH/AGL Deduction		52,594	
ASSESSED VALUE		62,147	
TOTAL EXEMPTION VALUE		HX HB 37,147	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		114,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		89,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009114	9 WINDOWS S	0	07/13/2021
R12678	METAL ROOF FOR PO	1,500	07/01/2011
B24712	ADDITION	3,750	05/01/2011
MH4782	MH MOVE-ON	0	06/27/2006
E17395	ELEC OTHER	0	05/01/2006
M11564	MECH OTHER	0	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1297/0147	2/22/2005	QC U	I		06	100	
GRANTOR: ANDREWS JULIA ANN &							
GRANTEE: PIKE CALVIN RAY							
0566/1054	4/03/1989	WD Q	V			14,500	
GRANTOR: HENDERSON FRANKLIN D							
GRANTEE: ANDREWS & PIKE							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W48 S27 E21 DCK=[YR=2006] S8 E15 N8 W15\$ E27 N27\$.														