

BLK 3 PT OF LOT 28  
IN OR 1770/292  
HILLS OF THOMAS CREEK PBK 5/65

SHELBY ASHLEY R  
43212 THOMAS CREEK RD  
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0285



| 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            | 13 | LVT/LAMMT 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          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| 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       | 1,064            | 100         | 1,064        | 44,094               |
| UOP       | 128              | 25          | 32           | 1,326                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,192 |  | 1,096 | 45,420 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0510       | GARAGE WD-  | 0       | 0 | 30 | 22    |    |       | 660.00         | SF        | 1995    |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 0  | 0     |    |       | 340.00         | SF        | 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                | 000102   | C   | SFR/MH               | 0   | 0006 | OR       | 0.00  | 0.00  | 1.75        | AC        |     |

| MARKET ADJUSTMENTS                                                                                                                          |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                                                                                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                                                                                                                        | 02  | 1,096     | 128.7000    | 90.09          | 98,739         | 1994 | 1999 | 0    | 0    | 0 | 54.00 | 46.00  |  |
| 1 M/H 94+ - 0% - 0                                                                                                                          |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 1064 HX Base Yr                                                                                                                |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div>14</div><div>76</div><div>38</div><div>16</div><div>16</div><div>38</div><div>14</div><div>8</div><div>8</div><div>16</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BAS 1994                                                                                                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
| UOP 1994                                                                                                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 43212 THOMAS CREEK RD, CALLAHAN                                                                                                             |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU                                                                         |     |           |             |                |                |      |      |      |      |   |       |        |  |

| 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 |
|-----|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0510       | GARAGE WD-  | 0       | 0 | 30 | 22    |    |       | 660.00         | SF        | 1995    | 1995        | 3 | 24     | 5,544           |       |
| 2   | 0810       | CONCRETE A  | 0       | 0 | 0  | 0     |    |       | 340.00         | SF        | 1995    | 1995        | 3 | 72     | 1,591           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,135       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 6              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 45,420    |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,135     |   |
| TOTAL LAND VALUE - MARKET |  | 42,000    |   |
| TOTAL MARKET VALUE        |  | 94,555    |   |
| SOH/AGL Deduction         |  | 28,418    |   |
| ASSESSED VALUE            |  | 66,137    |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 66,137    |   |
| TOTAL JUST VALUE          |  | 94,555    |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 74,786    |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 94397      | MH MOVE-ON  | 22,000 | 02/01/1994 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1770/0292                      | 12/06/2011 | WD        | Q   | I   | 01     | 52,000     |  |
| GRANTOR: BELL REINE LEIGH & RO |            |           |     |     |        |            |  |
| GRANTEE: SHELBY ASHLEY R       |            |           |     |     |        |            |  |
| 0817/0182                      | 12/17/1997 | WD        | Q   | I   |        | 53,000     |  |
| GRANTOR: ZANDER ERIC S         |            |           |     |     |        |            |  |
| GRANTEE: GALLADORA JOSEPH JR   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1994] W76 S14 E38 UOP=[YR=1994] S8 E16 N8 W16\$ E38 N14\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |