

BLOCK 4 PT OF LOT 4 (S-2)
IN OR 1006/304 (EX S-4)
HILLS @ THOMAS CREEK PB 5/65

STAHLER JEREMY D
P O BOX 2224
CALLAHAN, FL 32011-2224

2023

24-1N-24-0750-0004-0042



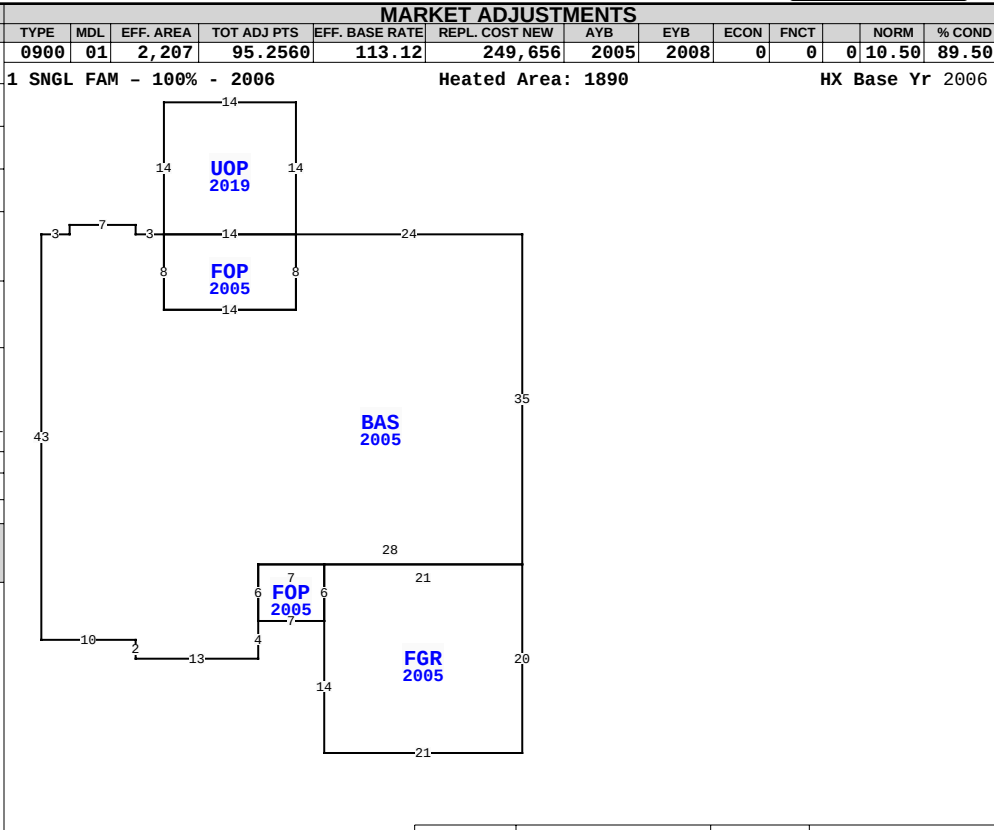
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,890	100	1,890	191,348
FGR	420	55	231	23,387
FOP	42	30	13	1,317
FOP	112	30	34	3,442
UOP	196	20	39	3,949
TOTALS	2,660		2,207	223,442

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	28.00	28.00	
5	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.06	AC	



NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		233,321	
TOTAL MARKET OB/XF VALUE		15,483	
TOTAL LAND VALUE - MARKET		58,464	
TOTAL MARKET VALUE		307,268	
SOH/AGL Deduction		145,704	
ASSESSED VALUE		161,564	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		111,564	
TOTAL JUST VALUE		307,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010343	REPAIR/RRF	14,235	07/06/2022
B0412502	NEW CONSTR	131,379	01/03/2004
B018559	GARAGE	18,000	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1006/0304	9/04/2001	WD	U	I	13
GRANTOR: GRAHAM SHARI T					SALE PRICE
GRANTEE: STAHLER JEREMY D					42,500
0962/0214	12/14/2000	WD	Q	V	
GRANTOR: BROOKS JOHN H					24,500
GRANTEE: GRAHAM SHARI T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W24 UOP=[YR=2019] N14 W14 S14 FOP=[YR=2005] S8 E14 N8 W14\$ E14 \$ S8 W14 N8 W3 N1 W7 S1 W3 S43 E10 S2 E13 N4 FOP=[YR=2005] E7 FGR=[YR=2005] S14 E21 N20 W21 S6\$ N6 W7 S6\$ N6 E28 N35\$.											

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