BLOCK 4 PT OF LOT 5
IN OR 2650/1985
HILLS @ THOMAS CREEK PB 5/66

HOUSTON KIMBERLY
648 PURCELL DR
JACKSONVILLE, FL 32220

2023

24-1N-24-0750-0004-0057

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

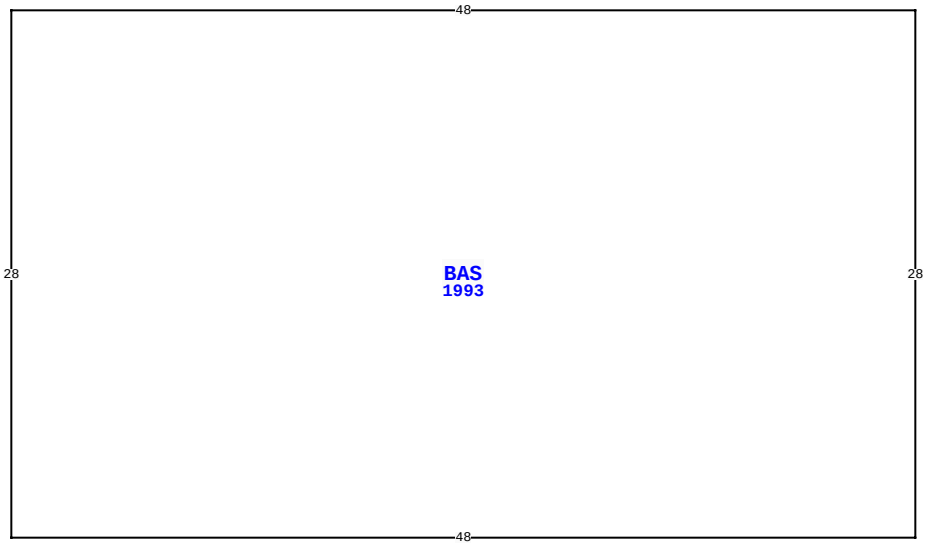
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	10,177
TOTALS	1,344		1,344	10,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	38.8300	25.24	33,923	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1344 HX Base Yr 2004



43189 EGGER PL, 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		10,177
TOTAL MARKET OB/XF VALUE		37,200
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		81,877
SOH/AGL Deduction		19,194
ASSESSED VALUE		62,683
TOTAL EXEMPTION VALUE	HX HB	37,683
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		81,877
NCON VALUE		12,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003323	DEMOLITION	0	03/01/2022
21013929	DEMOLITION	0	10/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1985	6/29/2023	QC	U	I	11	0
GRANTOR: HOUSTON SAMUEL L & KI						
GRANTEE: HOUSTON KIMBERLY						
1003/0565	8/15/2001	WD	U	I	05	32,000
GRANTOR: ASSOCIATES HOME EQUIT						
GRANTEE: HOUSTON SAMUEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S28 E48 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
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2009	2009	3	60	25,200	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 37,200

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	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500							

REVIEW DATE 06/24/2022 BY TW Total Acres: 1.15 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/02/2023 BY SYS