

BLOCK 4 PT OF LOT 7 (S-2)
OR 491/1305 SEC 19-1N-25
HILLS AT THOMAS CREEK PB 5/65

MORRIS DENNIS E & MARY M
43114 MORRIS DR
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0072



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
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	1,916	100	1,916	233,400
FGR	368	55	202	24,607
FOP	168	30	50	6,091
PTO	218	5	11	1,340
UCP	322	20	64	7,796

TOTALS	2,992		2,243	273,234
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
5	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	
6	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	

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	0007	OR	0.00	0.00	3.26	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,243	123.9700	147.21	330,192	1994	1999	0	0	17.25	82.75
1 SNGL FAM - 100% - 0 Heated Area: 1916 HX Base Yr											
43114 MORRIS DR, CALLAHAN											
BLD DATE: 05/18/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			273,234
TOTAL MARKET OB/XF VALUE			12,302
TOTAL LAND VALUE - MARKET			58,680
TOTAL MARKET VALUE			344,216
SOH/AGL Deduction			209,168
ASSESSED VALUE			135,048
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			85,048
TOTAL JUST VALUE			344,216
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615381	REPAIR/RRF	10,000	09/30/2016
93430	NEW CONSTR	84,284	11/11/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0491/1305	6/26/1986	WD	U	V	
GRANTOR: MORRIS LAMAR					
GRANTEE: MORRIS DENNIS & MAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2016] W14 FGR=[YR=1995] W16 BAS=[YR=1994] W16 U2 L2 W4 PT0=[YR=1994] N9 W20 S11 E18 U2 R2 \$ D2 L2 W32 S34 E16 FOP=[YR=1994] S7 E24 N7 W24\$E40 N34\$S23 E16 N23\$ S23 E14 N23\$.											