BLOCK 4 PT OF LOT 8
IN OR 822 PG 460 (19-1N-25)
HILLS AT THOMAS CREEK PB 5/65

BILLINGS DARRYL W & ALONDA H
43002 MORRIS DRIVE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0081

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

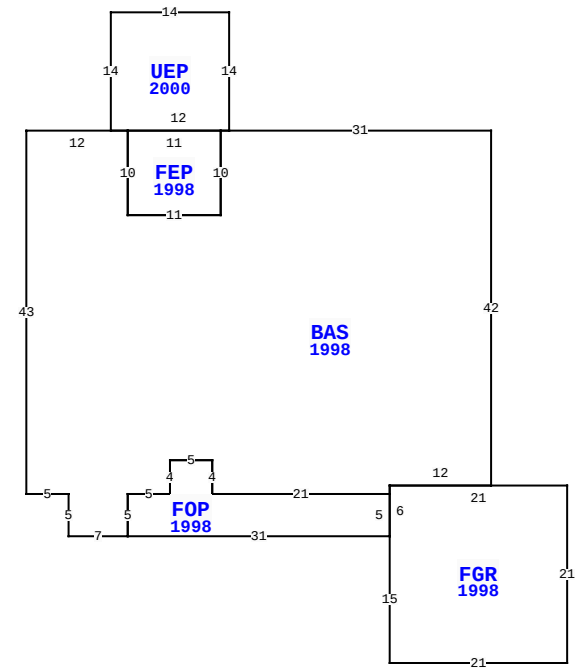
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	222,576
FEP	110	80	88	8,674
FGR	441	55	243	23,953
FOP	175	30	52	5,126
UEP	196	60	118	11,632
TOTALS	3,180		2,759	271,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,759	101.2320	120.21	331,659	1998	1998	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2005 Heated Area: 2258 HX Base Yr 2005



43002 MORRIS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		271,960
TOTAL MARKET OB/XF VALUE		4,860
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		311,820
SOH/AGL Deduction		170,493
ASSESSED VALUE		141,327
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,327
TOTAL JUST VALUE		311,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006984	ADDITION	14,986	03/01/2000
B984874	NEW CONSTR	108,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/0460	2/10/1998	WD	U	V	01	100

GRANTOR: CALHOUN JOE SR & VIVI
GRANTEE: BILLINGS DARRYL & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W31 UEP=[YR=2000] N14 W14 S14 E2 FEP=[YR=1998] S10 E11 N10 W11 $ E12$ W1 S10 W11 N10 W12 S43 E5 S5 E7 FOP=[YR=1998] E31 FGR=[YR=1998] S15 E21 N21 W21 S6$ N5 W21 N4 W5 S4 W5 S5$ N5 E5 N4 E5 S4 E21 N1 E12 N42$.

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
1	0812	CONCRETE C	0	100	0	0	1,459.00	SF	4.00	4.00	100	1999	1999	3	79	4,610	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	19.50	19.50	100	1998	1998	3	20	250	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS