BLK 4 LOT 8 (EX PT IN
OR 822/460)
HILLS AT THOMAS CREEK PBK 5/65

CHAVIS WILLIAM M & ANGELIA S
43036 MORRIS DRIVE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0082

BUILDING CHARACTERISTICS

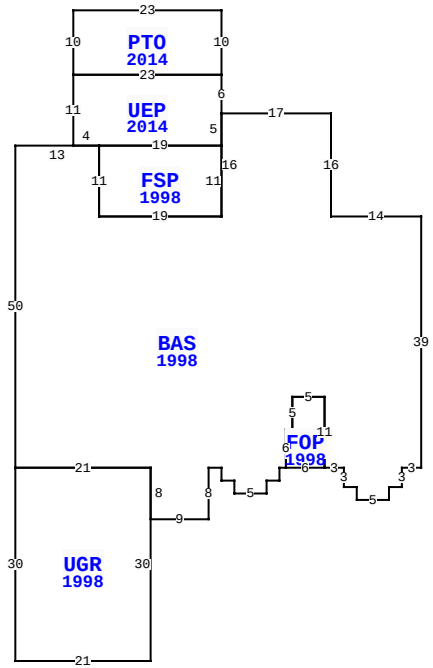
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,948	100	2,948	271,445
FOP	61	30	18	1,657
FSP	209	40	84	7,734
PTO	230	5	12	1,105
UEP	253	60	152	13,996
UGR	630	45	284	26,150
TOTALS	4,331		3,498	322,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,498	94.5576	112.29	392,790	1998	1998	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1999 Heated Area: 2948 HX Base Yr 1999



43036 MORRIS DR, CALLAHAN

BLD DATE	10/10/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,059
TOTAL MARKET OB/XF VALUE		14,703
TOTAL LAND VALUE - MARKET		173,440
TOTAL MARKET VALUE		519,202
SOH/AGL Deduction		231,039
ASSESSED VALUE		288,163
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,163
TOTAL JUST VALUE		519,202
NCON VALUE		4,608
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007200	GARAGE	43,470	08/12/2020
E1427497	REMODEL	0	04/01/2014
B21234	SHED	25,344	03/01/2008
R11129	REPAIR/RRF	1,700	03/01/2008
B984873	NEW CONSTR	154,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1870/1814	8/02/2013	WD	U	I	11	100
GRANTOR: CALHOUN JOE						
GRANTEE: CHAVIS WILLIAM & AN						
0822/0462	1/22/1998	WD	U	V	01	100
GRANTOR: CALHOUN JOE SR & VIVI						
GRANTEE: CHAVIS WILLIAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 N16 W17 UEP=[YR=2014] N6 PTO=[YR=2014] N10 W23 S10 E23$ W23 S11 E4 FSP=[YR=1998] S11 E19 N11 W19 $ E19 N5$ S16 W19 N11 W13 S50 UGR=[YR=1998] S30 E21 N30 W21 $ E21 S8 E9 N8 E2 S2 E2 S2 E5 N2 E2 N2 E1 FOP=[YR=1998] E6 N11 W5 S5 W1 S6 $ N6 E1 N5 E5 S11 E3 S3 E2 S2 E5N2 E2 N3 E3 N39 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0940	SHEDS/PORT	0	100	24	8	192.00	SF	22.50	22.50	100	2003	2003	3	22	950	
3	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	100	1998	1998	3	77	6,160	
4	0754	FOP	0	100	32	24	768.00	SF	15.00	15.00	100	2008	2008	3	40	4,608	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2008	2008	3	40	80	

LAND DESCRIPTION

TOTAL OB/XF 14,703

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	0005		0.00	0.00	5.24	AC		1.00	1.00	1.00	16,000.00	16,000.00	83,840							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	5.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	89,600							

REVIEW DATE 05/07/2021 BY TW Total Acres: 10.84 Total Land Value: 173,440 Market: 0 Agricultural: 0 Common: 173,440 PRINTED 08/02/2023 BY SYS

BLK 4 LOT 8 (EX PT IN
OR 822/460)
HILLS AT THOMAS CREEK PBK 5/65

CHAVIS WILLIAM M & ANGELIA S
43036 MORRIS DRIVE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

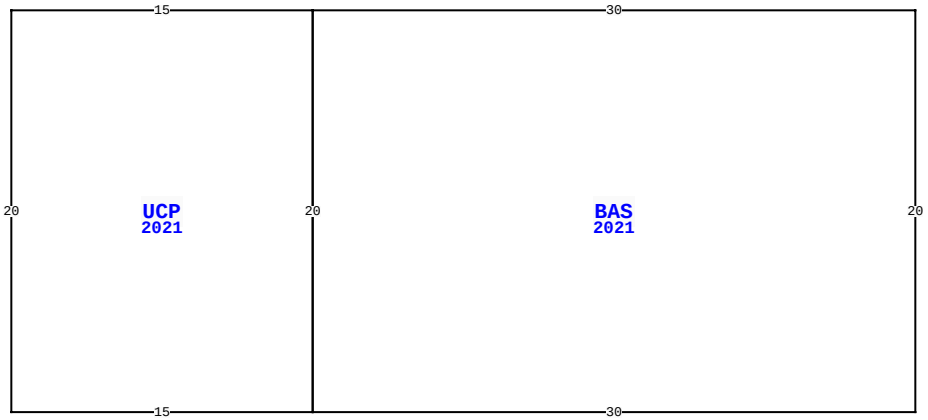
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	8,156
UCP	300	20	60	816
TOTALS	900		660	8,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	39.2150	13.73	9,062	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 1999 Heated Area: 600 HX Base Yr 1999



43036 MORRIS DR, CALLAHAN

BLD DATE	10/10/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,059
TOTAL MARKET OB/XF VALUE		14,703
TOTAL LAND VALUE - MARKET		173,440
TOTAL MARKET VALUE		519,202
SOH/AGL Deduction		231,039
ASSESSED VALUE		288,163
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,163
TOTAL JUST VALUE		519,202
NCON VALUE		4,608
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1870/1814	8/02/2013	WD	U	I	11	100
GRANTOR: CALHOUN JOE						
GRANTEE: CHAVIS WILLIAM & AN						
0822/0462	1/22/1998	WD	U	V	01	100
GRANTOR: CALHOUN JOE SR & VIVI						
GRANTEE: CHAVIS WILLIAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 UCP=[YR=2021] W15 S20 E15 N20$ S20 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/07/2021 BY TW Total Acres: 10.84 Total Land Value: 173,440 Market: 0 Agricultural: 0 Common: 173,440 PRINTED 08/02/2023 BY SYS