

BLK 1 PT OF LOT 6 IN
 OR 564/147
 JEHU BOOTHE SURVEY PBK 1/29

THOMPSON DORIS DEBRA & ADRIEL
 540111 US HWY 1
 CALLAHAN, FL 32011

2023

29-2N-25-3120-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 87,832 TOTAL MARKET VALUE 87,832 SOH/AGL Deduction 27,445 ASSESSED VALUE 60,387 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 60,387 TOTAL JUST VALUE 87,832 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 54,897											
																				PERMIT NUM DESCRIPTION AMT ISSUED B2812 NEW CONSTR 2,000 07/13/2005											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1986/0960 4/24/2015 SW U V 98 338,900 GRANTOR: WINDSTREAM FLORIDA LL GRANTEE: CSL FLORIDA SYSTEM 0564/0147 2/27/1989 WD U I 01 100 GRANTOR: THOMPSON DORIS DEBRA GRANTEE: THOMPSON DORIS DEBR											
TOTALS										542393 US HWY 1, CALLAHAN										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 02/17/2022 KK											
EXTRA FEATURES																				BUILDING NOTES											
L N	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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001001	C	V CM/XFOBT	0		CHT	159.00	90.00	10,979.00	SF		1.00	1.00	1.00	8.00	8.00	87,832														
REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 87,832 Market: 0 Agricultural: 0 Common: 87,832 PRINTED 08/02/2023 BY SYS																															