LOT 3
F/N/A PARCEL 15-5 & 15-8
IN OR 1819/959

THOMPSON GREGORY DEAN
44511 KEME ROAD NORTH
CALLAHAN, FL 32011

2023

33-2N-25-0740-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

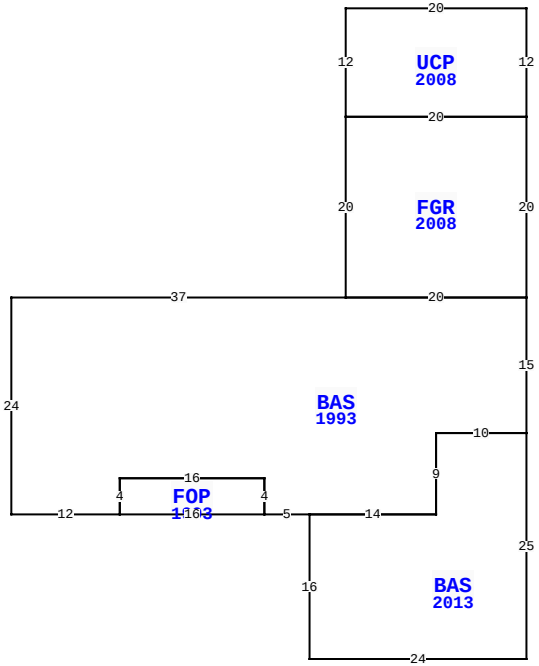
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1,214	97,902
BAS	474	100	474	38,225
FGR	400	55	220	17,742
FOP	64	30	19	1,533
UCP	240	20	48	3,871
TOTALS	2,392		1,975	159,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	103.6000	93.50	184,662	1984	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1688 HX Base Yr 1999



44511 KEME RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,271
TOTAL MARKET OB/XF VALUE		16,952
TOTAL LAND VALUE - MARKET		55,440
TOTAL MARKET VALUE		231,663
SOH/AGL Deduction		105,996
ASSESSED VALUE		125,667
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,667
TOTAL JUST VALUE		231,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8796	MH MOVE-ON	13,000	02/04/1992
8468	MH MOVE-ON	15,000	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1819/0959	8/27/2012	QC	U	I	11	100
GRANTOR: THOMPSON GREGORY DEAN						
GRANTEE: THOMPSON GREGORY DE						
0822/1124	2/17/1998	QC	Q	I		44,000
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: THOMPSON DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W20 S12 FGR=[YR=2008] S20 BAS=[YR=1993] W37 S24 E12 FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S4 E5 BAS=[YR=2013] S16 E24 N25 W10 S9 W14 $ E14 N9 E10 N15 W20$ E20 N20 W20$ E20 N12$.

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	0810	CONCRETE A	0	100	0	0	1,971.00	SF	6.50	6.50	100	1998	1998	3	77	9,865	
2	0801	ASPHALT A	0	100	13	44	572.00	SF	2.10	2.10	100	1993	1993	3	50	601	
3	1243	WD DECK F	0	100	0	0	110.00	SF	8.00	8.00	100	2003	2003	3	22	194	
4	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2013	2013	3	65	2,340	
5	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	100	2013	2013	3	95	3,952	

LAND DESCRIPTION

TOTAL OB/XF 16,952

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		OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	55,440							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 3.08 Total Land Value: 55,440 Market: 0 Agricultural: 0 Common: 55,440 PRINTED 08/02/2023 BY SYS