PT OF N1/2 OF SEC 33-3N-25E
IN OR 2278/333
ESMT OR 1908/626

THOMPSON CHRISTOPHER ERIC & MICHELLE LEIGH
47248 SAWTOOTH RIDGE
CALLAHAN, FL 32011

2023

33-3N-25-0000-0003-0151

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

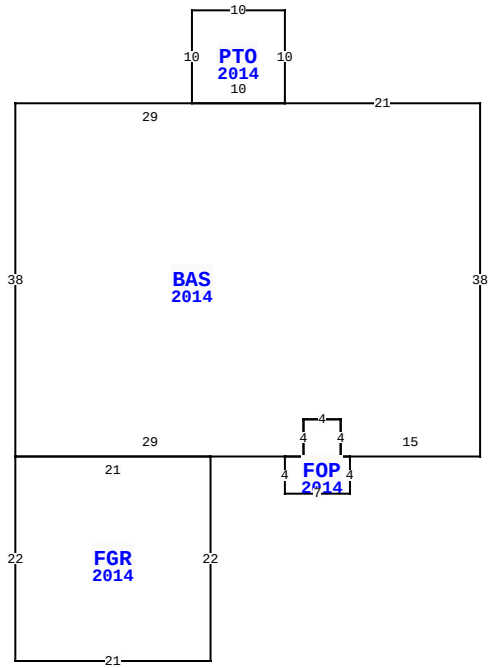
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	202,172
FGR	462	55	254	27,257
FOP	44	30	13	1,395
PTO	100	5	5	537
TOTALS	2,490		2,156	231,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	96.1380	114.16	246,129	2014	2014	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2015 Heated Area: 1884 HX Base Yr 2015



47248 SAWTOOTH RDG, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,361
TOTAL MARKET OB/XF VALUE		5,360
TOTAL LAND VALUE - MARKET		38,150
TOTAL MARKET VALUE		274,871
SOH/AGL Deduction		123,442
ASSESSED VALUE		151,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,429
TOTAL JUST VALUE		274,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328067	CO ISSUED	0	02/24/2014
B1328067	NEW CONSTR	223,169	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/0333	5/14/2019	WD	U	I	30	66,500
GRANTOR: THOMPSON MICHELLE & C						
GRANTEE: THOMPSON CHRISTOPHE						
1889/0051	11/15/2013	QC	U	V	11	25,000
GRANTOR: THOMPSON CURTIS L & S						
GRANTEE: THOMPSON CURTIS L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 PTO=[YR=2014] N10 W10 S10 E10$ W29 S38
FGR=[YR=2014] S22 E21 N22 W21$ E29 FOP=[YR=2014] S4 E7 N4 W1
N4 W4 S4 W2$ E2 N4 E4 S4 E15 N38$.

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	868.00	SF	6.50	6.50	100	2014	2014	3	95	5,360	

LAND DESCRIPTION

TOTAL OB/XF 5,360

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	000100	C	SFR	100	0007	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,150							

REVIEW DATE 10/29/2019 BY KBA Total Acres: 1.09 Total Land Value: 38,150 Market: 0 Agricultural: 0 Common: 38,150 PRINTED 08/02/2023 BY SYS