

THIBODEAUX JAMES C
56434 NASSAU OAKS DRIVE
CALLAHAN, FL 32011

48-3N-25-4195-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 60		
Exterior Wall	05	AVERAGE 40		
Roof Structure	07	GAMBREL 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5011	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	125,006
FUS	1,644	100	1,644	109,781
UOP	350	20	70	4,674
TOTALS	3,866		3,586	239,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,586	94.3200	85.12	305,240	1987	1987		0		21.55	78.45

1 SINGLE FAM - 100% - 2002
Heated Area: 3516
HX Base Yr 2002

Diagram 1: UOP 2008

Diagram 2: FUS 1993

Diagram 3: BAS 1993

VALUATION BY

Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE		239,461
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		285,781
SOH/AGL Deduction		128,621
ASSESSED VALUE		157,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,160
TOTAL JUST VALUE		285,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,062

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/1201	10/30/2001	QC	U	I	01	100

GRANTOR: THIBODEAUX BRENDA & J
GRANTEE: THIBODEAUX JAMES C
0954/1873 10/23/2000 QC U I 07 100
GRANTOR: THIBODEAUX BRENDA
GRANTEE: THIBODEAUX BRENDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2008] N14 W25 S14 E25\$ W25 S36 E52 N36 \$ PTR= E10 FUS=[YR=1993] E4 N3 E5 S3 E9 N3 E2 S3 E7 N3 E3 S3 E5 N3 E3 S3 E7 N3 E3 S3 E4 S30 W9 S3 W4 N3 W12 S3 W4 N3 W15 S3 W4 N3 W4 N30 \$ W10 \$.

EXTRA FEATURES

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
1	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1987	1987	3	20	40	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS