

PT OF NE1/4 OF NW1/4
IN OR 1802/130 & OR 2163/1837
ESMT IN OR 752/773

NELSON THOMAS D
36445 ELLIOTT RD
CALLAHAN, FL 32011

2024

03-2N-24-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	

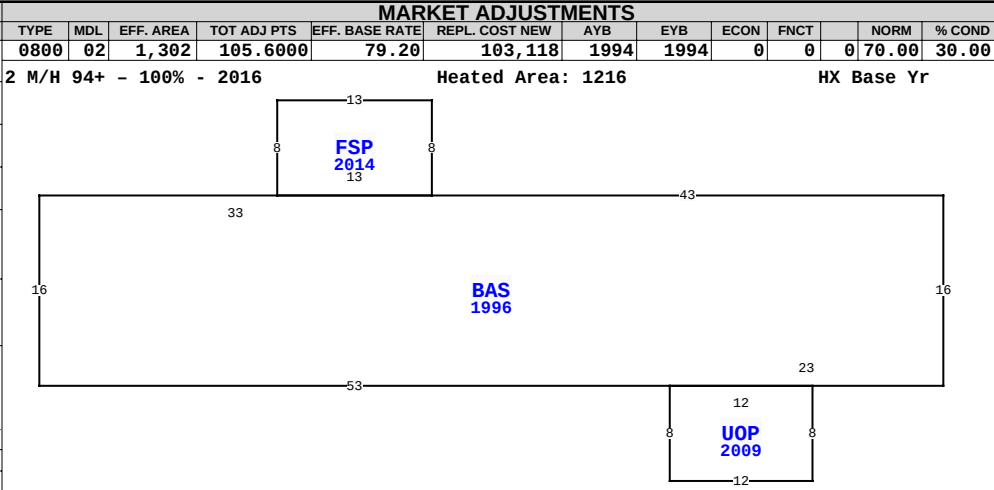
Quality	03	Quality Level 03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	28,892
FSP	104	60	62	1,473
UOP	96	25	24	570

TOTALS	1,416	1,302	30,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	6	10	60.00	SF	21.30	
2	0350	CARPORT WD	0 100	0	0	427.00	SF	13.00	
3	0681	POLE SHED	0 100	20	30	600.00	SF	15.00	
4	0681	POLE SHED	0 100	36	20	720.00	SF	15.00	
5	0510	GARAGE WD-	0 100	24	16	384.00	SF	35.00	
6	0570	JUNK HOUSE	0 100	0	0	1.00	UT	500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.68



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1997	1997	3	20	256	
100	2005	2005	3	24	1,332	
100	1999	1999	3	27	2,430	
100	2014	2014	3	75	8,100	
100	2013	2013	3	71	9,542	
100	1930	1930	3	100	500	

TOTAL OB/XF									
22,160									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		30,935	
TOTAL MARKET OB/XF VALUE		22,160	
TOTAL LAND VALUE - MARKET		154,880	
TOTAL MARKET VALUE		207,975	
SOH/AGL Deduction		45,177	
ASSESSED VALUE		162,798	
TOTAL EXEMPTION VALUE		13	162,798
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		207,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,032	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974167	REPAIR/RRF	5,575	01/08/1997
MH961237	MH MOVE-ON	0	05/01/1996
MH94463	MH MOVE-ON	23,000	04/01/1994
7470	MH MOVE-ON	10,600	09/12/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0359	12/19/2017	WD	U	I	11	100
GRANTOR: NELSON CHARLES GILBER						
GRANTEE: NELSON THOMAS DAVID						
1802/0130	7/12/2012	QC	U	I	11	100
GRANTOR: NELSON THOMAS D						
GRANTEE: NELSON THOMAS D & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W43 FSP=[YR=2014] N8 W13 S8 E13\$ W33 S16 E53 UOP=[YR=2009] S8 E12 N8 W12\$ E23 N16\$.									