PT OF LOT 60 IN OR 2359/1891
TOWN OF CRAWFORD S/D IN
SEC 11-1N-24E

GROLAND MICHAEL J
43877 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

11-1N-24-2180-0060-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

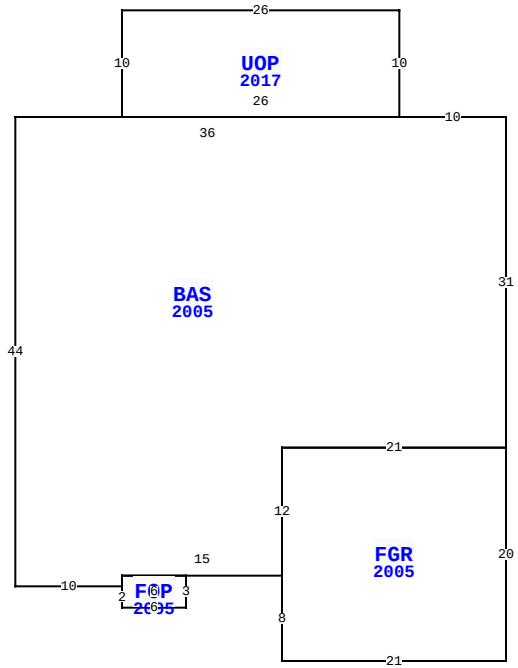
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	211,372
FGR	420	55	231	28,126
FOP	18	30	5	609
UOP	260	20	52	6,332
TOTALS	2,434		2,024	246,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,024	103.6203	129.53	262,169	2005	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2021 Heated Area: 1736 HX Base Yr 2021



43877 THOMAS CREEK RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		246,439
TOTAL MARKET OB/XF VALUE		7,773
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		284,212
SOH/AGL Deduction		72,312
ASSESSED VALUE		211,900
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,900
TOTAL JUST VALUE		284,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006728	REPAIR/RRF	13,000	07/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2359/1891	5/08/2020	WD	Q	I	01	220,500
GRANTOR: OLIVER SHADE H						
GRANTEE: GROLAND MICHAEL J						
2196/1071	5/09/2018	WD	Q	I	01	205,000
GRANTOR: WILLIAMS BRYAIN S & T						
GRANTEE: OLIVER SHADE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 UOP=[YR=2017] N10 W26 S10 E26$ W36 S44 E10 FOP=[YR=2005] S2 E6 N3 W6 S1$ N1 E15 FGR=[YR=2005] S8 E21 N20 W21 S12$ N12 E21 N31$.

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	0812	CONCRETE C	0	100	0	0	1,354.00	SF	4.00	4.00	100	2005	2005	3	86	4,658	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 7,773

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 12/04/2020 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS