

LOTS 352 THRU 364 & E1/2 OF
ABND ST IN RES 2003-97
TOWN OF CRAWFORD S/D IN

SCARBROUGH THOMAS D
43770 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

14-1N-24-2180-0352-0000



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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

--	--	--

Quality 03 Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	67,631
TOTALS	840		840	67,630

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	0811	CONCRETE B	0 100	24	23	552.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,708	

LAND DESCRIPTION			TOTAL OB/XF 1,708													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	155.00	550.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00

REVIEW DATE 12/19/2019 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	840	113.0000	84.75	71,190	2019	2019	0	0	5.00	95.00
1 M/H 94+ - 100% - 2020 Heated Area: 840 HX Base Yr 2020											
BAS 2019											

43770 THOMAS CREEK RD, CALLAHAN											
BLD DATE				LGL DATE				06/13/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2019] W56 S15 E56 N15\$.											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										67,630			
TOTAL MARKET OB/XF VALUE										1,708			
TOTAL LAND VALUE - MARKET										60,000			
TOTAL MARKET VALUE										129,338			
SOH/AGL Deduction										31,976			
ASSESSED VALUE										97,362			
TOTAL EXEMPTION VALUE					HX HB					50,000			
BASE TAXABLE VALUE										47,362			
TOTAL JUST VALUE										129,338			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										126,231			
PERMIT NUM				DESCRIPTION				AMT				ISSUED	
19010949				CO ISSUED				0				10/17/2019	
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE			
0913/0025		12/28/1999		QC	U		V		01	100			
GRANTOR: SCARBROUGH RUTH													
GRANTEE: SCARBROUGH THOMAS D													
0158/0335		11/30/1973		WD	U		V			3,800			
GRANTOR: HIGGINBOTHAM MARVIN E													
GRANTEE: SCARBROUGH CHARLES													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2019] W56 S15 E56 N15\$.													

Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS