

PT OR SW1/4 OF NW/14 &
PT OF GOVT LOT 1
IN OR 576/1014

BROWN JEAN
55058 THOMAS ROAD
CALLAHAN, FL 32011

2024

14-2N-25-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	68,970
FST	552	55	304	24,960
UGR	288	45	130	10,674
UOP	279	20	56	4,598
TOTALS	1,959		1,330	109,202

EXTRA FEATURES	
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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	0810	CONCRETE A	0	100	60	12	720.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,785	
2	0681	POLE SHED	0	100	21	24	504.00	SF	15.00	15.00	100	1990	1990	3	20	1,512	
3	0820	WOOD WALK	0	100	0	0	77.00	SF	11.75	11.75	100	2000	2000	3	40	362	

LAND DESCRIPTION			TOTAL OB/XF 4,659														
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	LAND VALUE
1	000115	C	SFR ACRES	100		OR	290.00	320.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000

REVIEW DATE	12/02/2019	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,330	100.3600	95.34	126,802	1991	1995	0	0	0	13.88
2 SINGLE FAM - 100% - 0											
Heated Area: 840											
HX Base Yr											

55058 THOMAS RD, CALLAHAN

BLD DATE	02/27/2008	KWJW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		109,202	
TOTAL MARKET OB/XF VALUE		4,659	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		183,861	
SOH/AGL Deduction		100,348	
ASSESSED VALUE		83,513	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		28,513	
TOTAL JUST VALUE		183,861	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,117	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961430	MH MOVE-ON	0	07/01/1996
6232	REMODEL	43,680	01/18/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0576/1014	8/11/1989	WD	U	V		27,000	
GRANTOR: RICE BEN & JEFFIFER							
GRANTEE: BROWN JEAN							
0503/1289	11/25/1986	WD	U	V		17,000	
GRANTOR: THOMAS MARK & DONNA							
GRANTEE: RICE BEN & JEFFIFER							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W35 S24 E35 N24\$ PTR= N15 UOP=[YR=2007] N9																
UGR=[YR=1993] N24 E12 FST=[YR=2007] E23 S24 W23 N24\$ S24 W12\$																
E31 S9 W31\$ S15\$.																