PT OF GOV LOTS 2 & 3
IN OR 57 PGS 6 & 8
IN OR 2376/1762

HINES BETTY J L/E/
55217 THOMAS RD
CALLAHAN, FL 32011

2024

15-2N-25-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

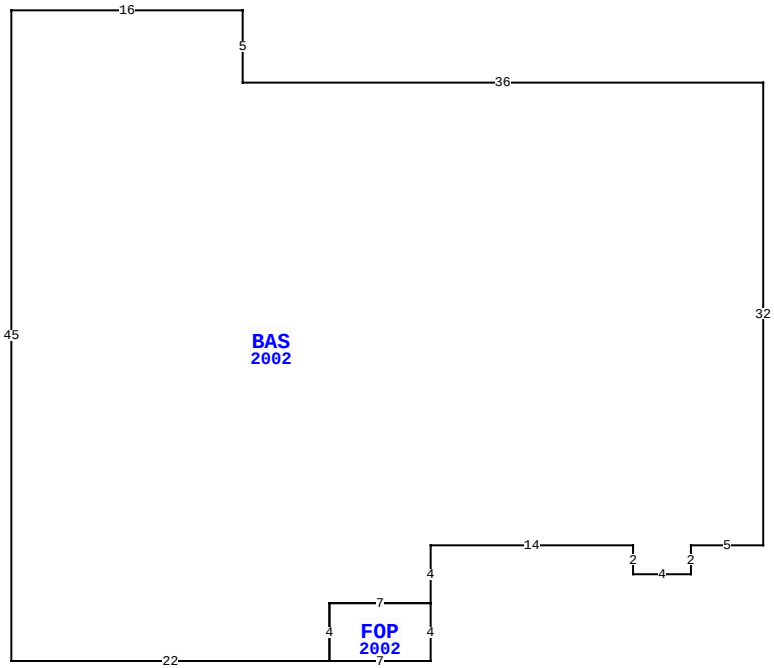
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1,956	170,251
FOP	28	30	8	697
TOTALS	1,984		1,964	170,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,964	95.2560	119.07	233,853	1985	1985	0	0	0	26.90	73.10

1 SNGL FAM – 100% - 0 Heated Area: 1956 HX Base Yr



55217 THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		178,857
TOTAL MARKET OB/XF VALUE		13,747
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		248,604
SOH/AGL Deduction		127,552
ASSESSED VALUE		121,052
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		66,052
TOTAL JUST VALUE		248,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1762	7/09/2020	QC	U	I	11	100

GRANTOR: HINES BETTY J

GRANTEE: LYONS DEBORAH H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 N5 W16 S45 E22 FOP=[YR=2002] E7 N4 W7 S4 $ N4 E7 N4 E14 S2 E4 N2 E5 N32 $.

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	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1981	1981	3	20	7,650	
2	0812	CONCRETE C	0	100	50	26	1,300.00	SF	4.00	4.00	100	1982	1982	3	38	1,976	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
4	0845	KOOL DECK	0	100	95	3	285.00	SF	6.53	6.53	100	1981	1981	3	35	651	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 13,747

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	000100	C	SFR	100	0005	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.60 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 08/06/2024 BY SYS

PT OF GOV LOTS 2 & 3
IN OR 57 PGS 6 & 8
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55217 THOMAS RD
CALLAHAN, FL 32011

2024

15-2N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

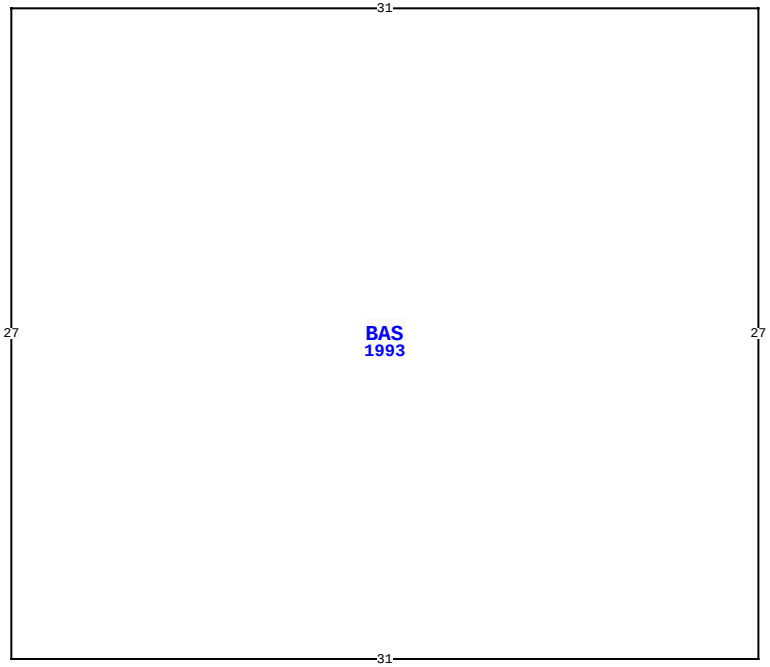
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	837	100	837	7,910
TOTALS	837		837	7,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	837	54.0000	18.90	15,819	1982	1982	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 837 HX Base Yr



55217 THOMAS RD, CALLAHAN

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GRANTOR: HINES BETTY J

GRANTEE: LYONS DEBORAH H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S27 E31 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.60 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 08/06/2024 BY SYS