



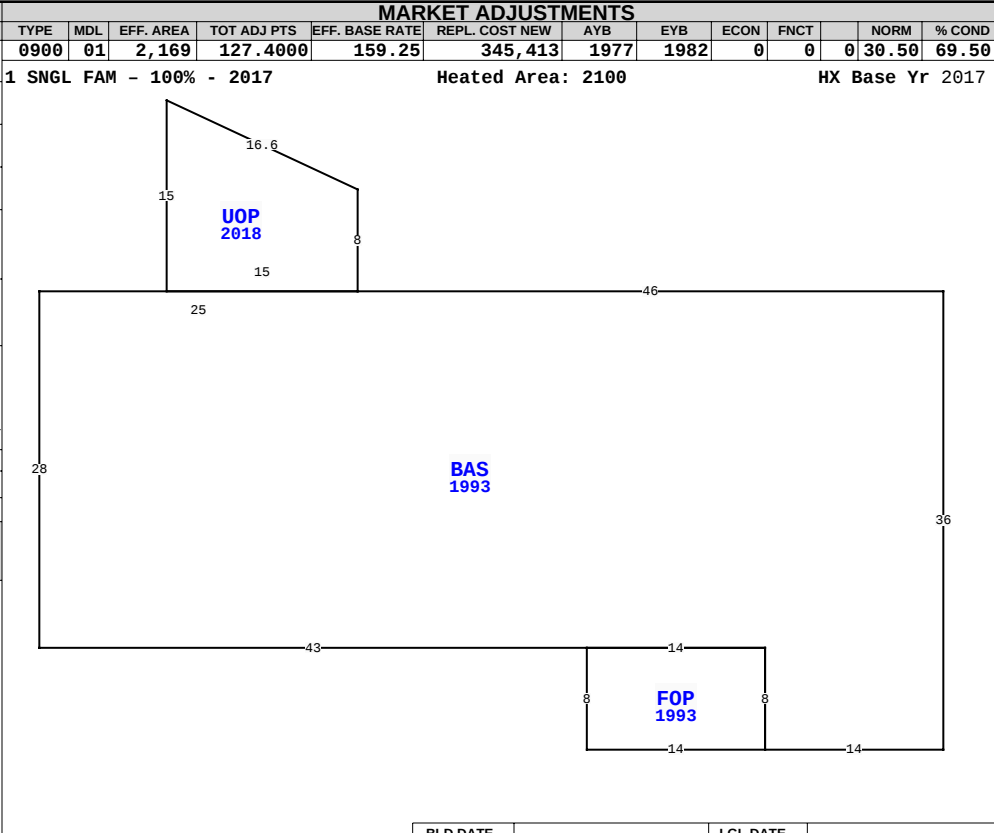
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	2,100	100	2,100	232,425
FOP	112	30	34	3,763
UOP	173	20	35	3,874
TOTALS	2,385		2,169	240,062

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0810	CONCRETE A	0 100	0	0	220.00	SF	6.50	6.50	100	2001
3	0681	POLE SHED	0 100	10	23	230.00	SF	15.00	15.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC	



55235 THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0 100	0	0	220.00	SF	6.50	6.50	100	2001	2001	3	80	1,144	
3	0681	POLE SHED	0 100	10	23	230.00	SF	15.00	15.00	100	2005	2005	3	40	1,380	

TOTAL OB/XF											
4,152											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										243,907	
TOTAL MARKET OB/XF VALUE										4,152	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										328,059	
SOH/AGL Deduction										153,973	
ASSESSED VALUE										174,086	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										124,086	
TOTAL JUST VALUE										328,059	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										318,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2026/0647	1/28/2016	WD	Q	I	01	230,000			
GRANTOR: TERRY BILL H & CAROLY									
GRANTEE: CALLAHAN TIMOTHY M									
0112/0111	1/01/1971	TA	Q	V		4,700			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											

BUILDING DIMENSIONS
BAS=[YR=1993] W46 UOP=[YR=2018] N8 L15 U7 S15 E15\$ W25 S28 E43 FOP=[YR=1993] S8E14 N8W14\$ E14 S8 E14 N36\$.

CALLAHAN TIMOTHY M & RHONDA W
55235 THOMAS RD
CALLAHAN, FL 32011

15-2N-25-0000-0001-0040

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