IN OR 2444/1837
PARCELS 1-11 & 1-12
UTIL ESMT IN OR 2657-1370

LEE CLINTON W & PATRICIA J
55151 THOMAS RD
CALLAHAN, FL 32011

2024

15-2N-25-0000-0001-0110

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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 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
Quality	06	Quality Level 06

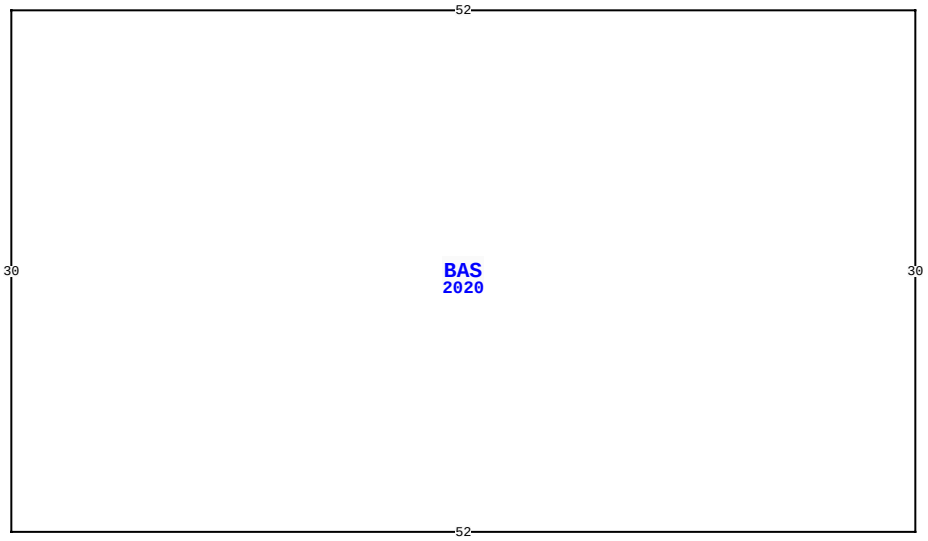
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	173,201
TOTALS	1,560		1,560	173,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	152.6200	114.46	178,558	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1560 HX Base Yr 2022



55151 THOMAS RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		173,201
TOTAL MARKET OB/XF VALUE		8,218
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		216,419
SOH/AGL Deduction		98,762
ASSESSED VALUE		117,657
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		17,657
TOTAL JUST VALUE		216,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009826	GARAGE	11,592	10/16/2020
20007586	MH MOVE-ON	0	08/21/2020
20007586	MH MOVE-ON	0	08/21/2020
B1530115	DEMOLITION	2,300	03/01/2015
94810	REMODEL	4,896	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1837	3/22/2021	WD	Q	I	01	198,000
GRANTOR: THOMAS MYRON & KATHRY						
GRANTEE: LEE CLINTON W & PAT						
2361/1230	5/15/2020	QC	U	V	11	100
GRANTOR: THOMAS KONNOR						
GRANTEE: THOMAS KATHRYN YVON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S30 E52 N30$.

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	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	1980	1980	3	32.5	406	
2	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	2020	2020	3	93	7,812	

LAND DESCRIPTION

TOTAL OB/XF 8,218

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/05/2021 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS