

IN OR 543/314 & 446/7447
PAR 1-15 & 1-17
UTIL ESMT IN OR 2657-1372

THOMAS MATHEW WARREN
55148 THOMAS ROAD
CALLAHAN, FL 32011

2024

15-2N-25-0000-0001-0150



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 60
Interior Floo	08	SHT VINYL 40
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	1,605	100	1,605	165,808
FOP	150	30	45	4,649
FSP	90	40	36	3,719
PTO	288	5	14	1,447
TOTALS	2,133		1,700	175,622

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	18	288.00	SF	30.00	30.00	100	1980
2	0350	CARPORT WD	0 100	22	18	396.00	SF	13.00	13.00	100	1980
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997
4	0350	CARPORT WD	0 100	12	10	120.00	SF	9.36	9.36	100	2002
5	0810	CONCRETE A	0 100	28	30	840.00	SF	6.50	6.50	100	1999
6	0810	CONCRETE A	0 100	0	0	213.00	SF	6.50	6.50	100	1999
7	0810	CONCRETE A	0 100	30	12	360.00	SF	6.50	6.50	100	2019

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		OR	0.00	0.00	2.82	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,700	98.1000	122.62	208,454	1997	2002	0	0	0 15.75	84.25
1 SNGL FAM - 100% - 1989 Heated Area: 1605 HX Base Yr 1989											
55148 THOMAS RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
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TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009511	REPAIR/RRF	12,670	07/20/2021
B974145	NEW CONSTR	73,600	07/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0543/0314	5/11/1988	WD	Q	I		28,000			
GRANTOR: THOMAS MARK & DONNA									
GRANTEE: THOMAS MATHEW WARRE									
0312/0221	3/01/1980	WD	Q	V		1,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] U4 L4 PTO=[YR=2007] N16 W18 S16 FSP=[YR=1997] S9 E9 N6 E3 N3 W12\$ E18\$ W6 S3 W3 S6 W9 N9 W10 N12 W14 S50 D4 R4 E7 U4 R4 N2 FOP=[YR=1997] E26 N9 W5 S4 W21 S5\$ N5 E21 N4 E10 N23\$.											