LOT 7
BROOK BLAIR EST PB 5/390

CLAXTON SCARLETT M/CASH SARAH M
43436 THOMAS CREEK LANE
CALLAHAN, FL 32011-7338

2024

24-1N-24-0150-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

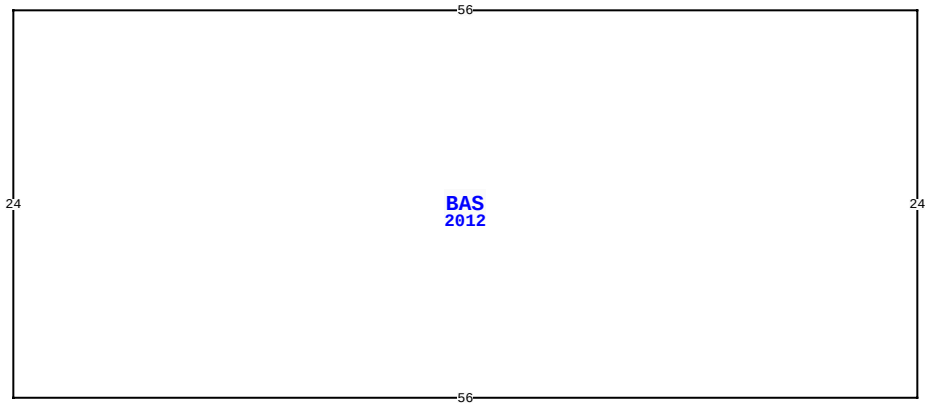
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	01	MINIMUM 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	43,728
TOTALS	1,344		1,344	43,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	116.2000	81.34	109,321	1987	1997	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2013 Heated Area: 1344 HX Base Yr 2013



43436 THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,728
TOTAL MARKET OB/XF VALUE		1,197
TOTAL LAND VALUE - MARKET		44,700
TOTAL MARKET VALUE		89,625
SOH/AGL Deduction		56,438
ASSESSED VALUE		33,187
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,187
TOTAL JUST VALUE		89,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5348	CO ISSUED	0	06/02/2011
P14795	NEW CONSTR	0	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1345	1/23/2023	QC	U	I	11	100
GRANTOR: CLAXTON SCARLETT						
GRANTEE: CLAXTON SCARLETT M						
1731/1644	4/01/2011	WD	U	I	40	27,000
GRANTOR: HIGGINBOTHAM MARVIN &						
GRANTEE: CLAXTON RODNEY B SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S24 E56 N24$.

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	0751	UOP	0	100	22	8	176.00	SF	10.00	10.00	100	2012	2012	3	68	1,197	

LAND DESCRIPTION

TOTAL OB/XF 1,197

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	44,700							

REVIEW DATE 06/14/2022 BY TWA Total Acres: 1.49 Total Land Value: 44,700 Market: 0 Agricultural: 0 Common: 44,700 PRINTED 08/06/2024 BY SYS