LOT 8
BROOK BLAIR EST PB 5/390

OVERTURF MICHAEL M & TARAH M
43428 THOMAS CREEK RD
CALLAHAN, FL 32011

2024

24-1N-24-0150-0008-0000

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	08	SHT VINYL 30
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	05	Quality Level 05

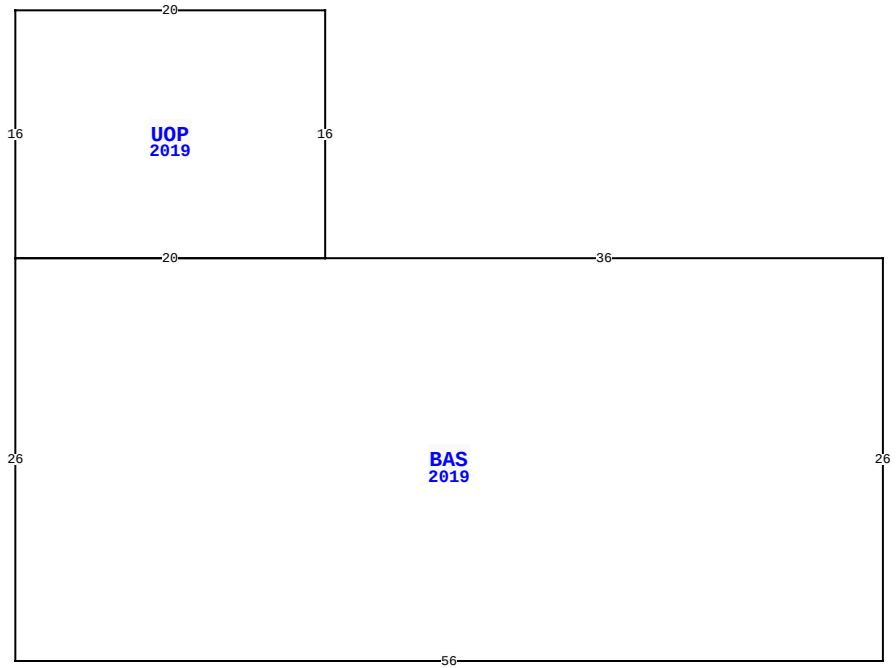
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	142,341
UOP	320	25	80	7,821
TOTALS	1,776		1,536	150,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	140.1600	105.12	161,464	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2023 Heated Area: 1456 HX Base Yr 2023



43428 THOMAS CREEK RD, CALLAHAN

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

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,162
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		38,100
TOTAL MARKET VALUE		188,262
SOH/AGL Deduction		68,774
ASSESSED VALUE		119,488
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		64,488
TOTAL JUST VALUE		188,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004947	MH MOVE-ON	0	10/11/2019
19005909	CO ISSUED	0	06/05/2019
MH003039	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0532	5/20/2022	WD	Q	I	01	274,000
GRANTOR: SPENCER ZACHARY W & C						
GRANTEE: OVERTURF MICHAEL MA						
1986/1942	6/17/2015	SW	U	I	37	31,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: SPENCER ZACHARY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W36 UOP=[YR=2019] N16 W20 S16 E20$ W20 S26 E56 N26$.

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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,100							

REVIEW DATE 12/21/2022 BY WWA Total Acres: 1.27 Total Land Value: 38,100 Market: 0 Agricultural: 0 Common: 38,100 PRINTED 08/06/2024 BY SYS