LOT 9 IN OR 1355/956
BROOK BLAIR EST PB 5/390

SMITH DAVID W & DEBORAH C
43414 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0150-0009-0000

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	08	SHT VINYL 100
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	04	Quality Level 04

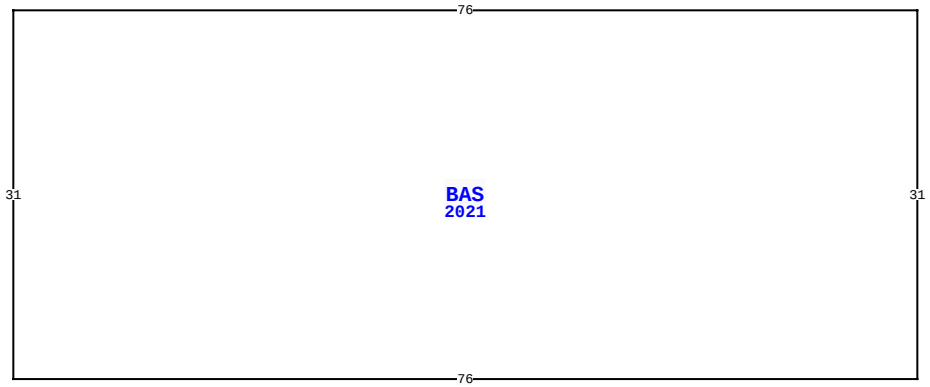
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	217,150
TOTALS	2,356		2,356	217,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	125.4000	94.05	221,582	2021	2021	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2007 Heated Area: 2356 HX Base Yr 2007



43414 THOMAS CREEK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,150
TOTAL MARKET OB/XF VALUE		74,063
TOTAL LAND VALUE - MARKET		53,280
TOTAL MARKET VALUE		344,493
SOH/AGL Deduction		118,070
ASSESSED VALUE		226,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,423
TOTAL JUST VALUE		344,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006956	CO ISSUED	0	05/28/2021
21003335	MH MOVE-ON	0	03/19/2021
MHU95883	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0956	10/04/2005	WD	U	I	11	42,500

GRANTOR: HIGGINBOTHAM MARVIN &
GRANTEE: SMITH DAVID W & DEB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S31 E76 N31$.

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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2003	2003	3	83	2,503	
2	1242	WD DECK A	0	100	0	0	238.00	SF	10.00	10.00	100	2001	2001	3	20	476	
3	0510	GARAGE WD-	0	100	40	28	1,120.00	SF	35.00	35.00	100	2015	2015	3	78	30,576	
4	0510	GARAGE WD-	0	100	30	28	840.00	SF	35.00	35.00	100	2013	2013	3	71	20,874	
5	0351	CARPORT MT	0	100	28	20	560.00	SF	10.00	10.00	100	2019	2019	3	86	4,816	
6	0510	GARAGE WD-	0	100	28	18	504.00	SF	35.00	35.00	100	2017	2017	3	84	14,818	

LAND DESCRIPTION

TOTAL OB/XF 74,063

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	2.22	AC		1.00	1.00	0.80	30,000.00	24,000.00	53,280							

REVIEW DATE 05/07/2021 BY TWX Total Acres: 2.22 Total Land Value: 53,280 Market: 0 Agricultural: 0 Common: 53,280 PRINTED 08/06/2024 BY SYS