BLOCK 3 PT OF LOT 3
IN OR 780 PG 661
HILLS AT THOMAS CREEK PB 5/65

SCHILLING JOHN JOSEPH EST/SCHILLING PATRICK STEVEN
34132 TABBY COURT
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

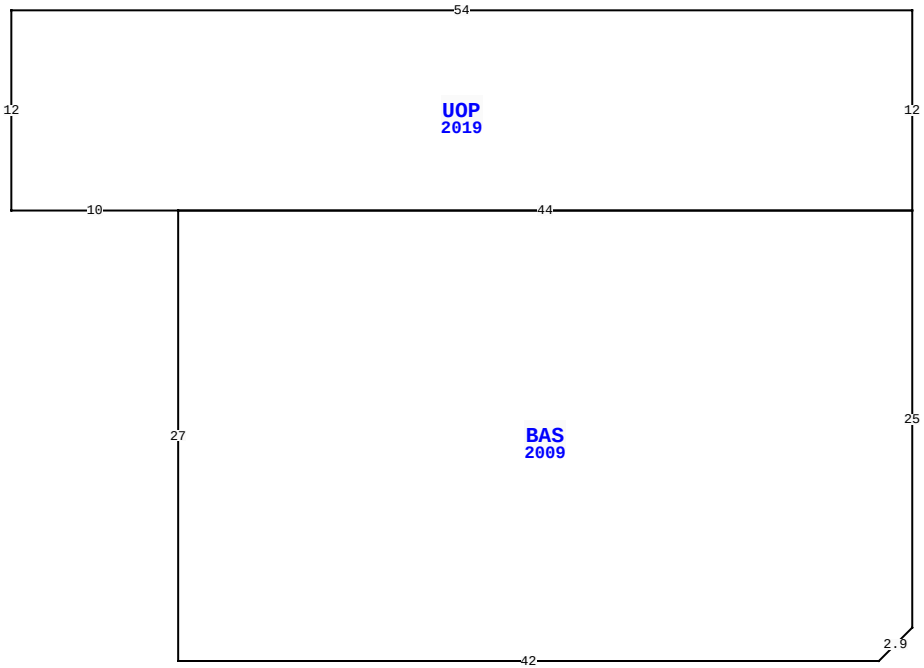
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,186	100	1,186	68,262
UOP	648	25	162	9,324
TOTALS	1,834		1,348	77,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,348	137.0400	102.78	138,547	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1186 HX Base Yr



43065 ALBINO CATFISH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	77,586
TOTAL MARKET OB/XF VALUE	6,524
TOTAL LAND VALUE - MARKET	194,920
TOTAL MARKET VALUE	117,322
SOH/AGL Deduction	26,437
ASSESSED VALUE	90,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,885
TOTAL JUST VALUE	279,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24766	ADDITION	14,648	06/01/2011
C5202	CO ISSUED	0	09/01/2009
MH5202	MH MOVE-ON	0	07/01/2009
M14677	MECH OTHER	0	07/01/2009
P13841	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0780/0661	12/23/1996	WD	Q	V		33,900
GRANTOR: DOWDELL RUNELL P & BL						
GRANTEE: SCHILLING JOHN & PA						
0484/0390	3/13/1986	WD	Q	V		22,500
GRANTOR: HILLS THOMAS CREEK						
GRANTEE: DOWDELL RUNELL P						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W54 S12 E10 BAS=[YR=2009] S27 E42 U2 R2 N25 W44$ E44 N12$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2008	2008	3	35	224	
2	2700	QUONSET LW	0	0	30	25	750.00	SF	12.00	12.00	100	2012	2012	3	70	6,300	

LAND DESCRIPTION

TOTAL OB/XF 6,524

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	8.68	AC		1.00	1.00	1.00	370.00	370.00	3,212							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.68	AC		1.00	1.00	1.00	19,000.00	19,000.00	164,920							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 9.68 Total Land Value: 33,212 Market: 164,920 Agricultural: 3,212 Common: 30,000 PRINTED 08/06/2024 BY SYS