BLOCK 3 PT OF LOT 3
IN OR 2723/254
HILLS AT THOMAS CREEK PB 5/65

FOUKAS HORIZONS INC
7610 NW 205TH ST
STARKE, FL 32091

2024

24-1N-24-0750-0003-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

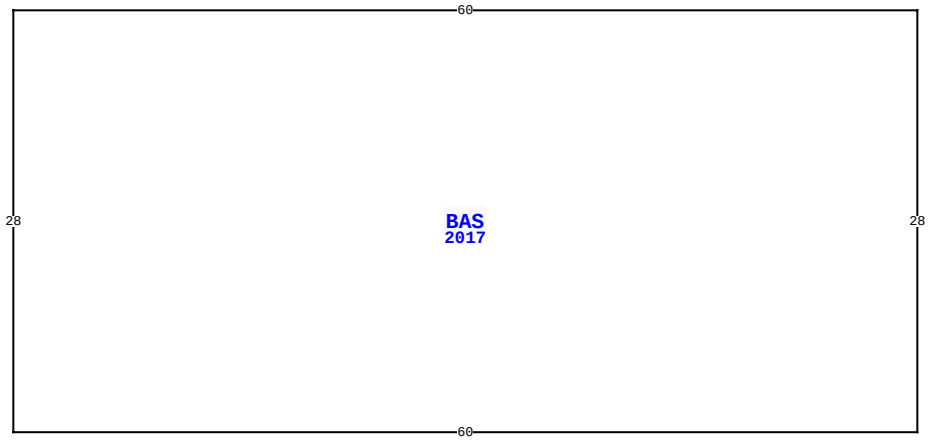
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	42,759
TOTALS	1,680		1,680	42,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	121.2000	84.84	142,531	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1680 HX Base Yr 2006



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		42,759
TOTAL MARKET OB/XF VALUE		6,072
TOTAL LAND VALUE - MARKET		165,830
TOTAL MARKET VALUE		82,947
SOH/AGL Deduction		36,467
ASSESSED VALUE		46,480
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		16,480
TOTAL JUST VALUE		214,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006779	CO ISSUED	0	07/31/2017
17000735	MH MOVE-ON	0	02/01/2017
8168	MH MOVE-ON	2,000	05/11/1990
4846	XFOB	10,200	04/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2723/254	7/03/2024	WD	U	I	37	160,000
GRANTOR: SCHILLING PATRICK S L						
GRANTEE: FOUKAS HORIZONS INC						
2067/1455	8/24/2016	QC	U	I	11	100
GRANTOR: SCHILLING PATRICK S						
GRANTEE: SCHILLING SAVANAH M						

43000 ALBINO CATFISH LN, CALLAHAN

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

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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1988	1988	3	20	4,200	
2	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100	2017	2017	3	78	1,872	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S28 E60 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,072

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	100	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	7.07	AC		1.00	1.00	1.00	370.00	370.00	2,616							
3	009530	C	POND	100		OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	134,330							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 8.67 Total Land Value: 34,116 Market: 134,330 Agricultural: 2,616 Common: 31,500 PRINTED 08/06/2024 BY SYS