

BLOCK 3 PT OF LOT 14 (S-1)  
IN OR 1226/684  
HILLS AT THOMAS CREEK PB 5/65

CLIFTON CHRISTOPHER E & KAREN D  
43073 CLIFTON ACRES ROAD  
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0141



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 80  |
| Exterior Wall            | 05 | AVERAGE 20     |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 100     |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

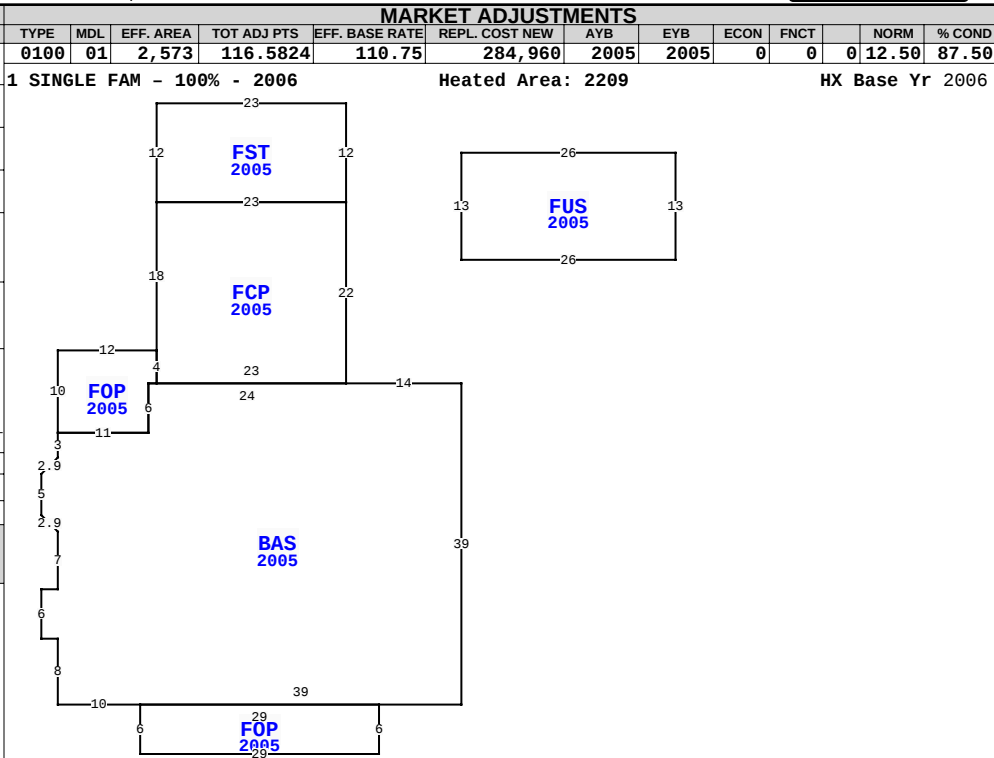
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,871            | 100         | 1,871        | 181,311              |
| FCP       | 506              | 25          | 126          | 12,211               |
| FOP       | 114              | 30          | 34           | 3,295                |
| FOP       | 174              | 30          | 52           | 5,039                |
| FST       | 276              | 55          | 152          | 14,730               |
| FUS       | 338              | 100         | 338          | 32,755               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,279 |  | 2,573 | 249,340 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,417.00 | SF | 4.00     | 4.00           |
| 2              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        |
| 2                | 005600   | A   | TIMBER 3 SI          | 0   |      | OR       | 0.00  | 0.00  | 6.00        |
| 3                | 005902   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 5.61        |
| 4                | 009910   | M   | MKT. VAL. AG         | 0   |      | OR       | 0.00  | 0.00  | 11.61       |



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

| 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 |
|-----|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,417.00 | SF | 4.00     | 4.00           | 100       | 2005    | 2005        | 3 | 86     | 4,874           |       |
| 2   | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2005    | 2005        | 3 | 89     | 1,780           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 6,654     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1           | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      |
| 2           | 005600   | A   | TIMBER 3 SI          | 0   |      | OR       | 0.00  | 0.00  | 6.00        | AC        |     | 1.00     | 1.00   | 1.00    | 415.00     | 415.00         |
| 3           | 005902   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 5.61        | AC        |     | 1.00     | 1.00   | 1.00    | 190.00     | 190.00         |
| 4           | 009910   | M   | MKT. VAL. AG         | 0   |      | OR       | 0.00  | 0.00  | 11.61       | AC        |     | 1.00     | 1.00   | 1.00    | 8,000.00   | 8,000.00       |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2     | 6 |
|---------------------------|--|-----------------|---|
| VALUATION SUMMARY         |  |                 |   |
| VALUATION BY              |  | STANDARD        |   |
| Tax Group: 6              |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  | 262,960         |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,654           |   |
| TOTAL LAND VALUE - MARKET |  | 122,880         |   |
| TOTAL MARKET VALUE        |  | 383,170         |   |
| SOH/AGL Deduction         |  | 123,239         |   |
| ASSESSED VALUE            |  | 179,931         |   |
| TOTAL EXEMPTION VALUE     |  | HX HB<br>50,000 |   |
| BASE TAXABLE VALUE        |  | 129,931         |   |
| TOTAL JUST VALUE          |  | 392,494         |   |
| NCON VALUE                |  | 0               |   |
| INCOME VALUE              |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  | 382,366         |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22018483   | REPAIR/RRF  | 21,600 | 12/15/2022 |
| 19006865   | CARPORT     | 3,000  | 06/27/2019 |
| B20690     | GARAGE      | 34,650 | 10/01/2007 |
| E0413967   | ELEC OTHER  | 6,000  | 12/01/2004 |
| M0409031   | H/AC        | 0      | 12/01/2004 |
| P0408770   | OTHER       | 0      | 12/01/2004 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1226/0684         | 4/29/2004 | QC        | U   | V   | 01     | 43,400     |

|                                |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|
| GRANTOR: CLIFTON MACKLIN R & S |  |  |  |  |  |  |
| GRANTEE: CLIFTON CHRISTOPHER   |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W14 FCP=[YR=2005] N22 FST=[YR=2005] N12 W23 S12 E23\$ W23 S18 FOP=[YR=2005] W12 S10 E11 N6 E1 N4\$ S4 E23\$ W24 S6 W11 S3 L2 D2 S5 R2 D2 S7 W2 S6 E2 S8 E10 FOP=[YR=2005] S6 E29 N6 W29\$ E39 N39\$ PTR=N15 FUS=[YR=2005] N13 E26 S13 W26\$ S15\$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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