

BLK 3 PT OF LOT 28
IN OR 1297/147
HILLS OF THOMAS CREEK PBK 5/65

SIMPSON JULIA ANN ANDREWS
43222 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0283



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 80
Interior Floo	11	CLAY TILE 20
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	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	1,296	100	1,296	80,640
DCK	120	15	18	1,120
TOTALS	1,416		1,314	81,760

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
1	0752	USP	0 100	16	12	192.00	SF	15.00	15.00	100	2011	2011	3	64

LAND DESCRIPTION														
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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.41	AC		1.00	1.00	0.80

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,314	143.0400	107.28	140,966	2006	2006	0	0	42.00	58.00
1 M/H 94+ - 100% - 0											
Heated Area: 1296											
HX Base Yr											
48											
27											
27											
21											
15											
8											
15											
8											

43222 THOMAS CREEK RD, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023									
MLU									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		81,760	
TOTAL MARKET OB/XF VALUE		1,843	
TOTAL LAND VALUE - MARKET		33,840	
TOTAL MARKET VALUE		117,443	
SOH/AGL Deduction		53,432	
ASSESSED VALUE		64,011	
TOTAL EXEMPTION VALUE		39,011	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		117,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009114	9 WINDOWS S	0	07/13/2021
R12678	METAL ROOF FOR PO	1,500	07/01/2011
B24712	ADDITION	3,750	05/01/2011
MH4782	MH MOVE-ON	0	06/27/2006
E17395	ELEC OTHER	0	05/01/2006
M11564	MECH OTHER	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0147	2/22/2005	QC	U	I	06	100
GRANTOR: ANDREWS JULIA ANN &						
GRANTEE: PIKE CALVIN RAY						
0566/1054	4/03/1989	WD	Q	V		14,500
GRANTOR: HENDERSON FRANKLIN D						
GRANTEE: ANDREWS & PIKE						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W48 S27 E21 DCK=[YR=2006] S8 E15 N8 W15\$ E27 N27\$.														