

BLOCK 4 PT OF LOT 4 (S-2)
IN OR 1006/304 (EX S-4)
HILLS @ THOMAS CREEK PB 5/65

STAHLER JEREMY D
P O BOX 2224
CALLAHAN, FL 32011-2224

2024

24-1N-24-0750-0004-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	199,725
FGR	420	55	231	24,411
FOP	42	30	13	1,374
FOP	112	30	34	3,593
UOP	196	20	39	4,122

TOTALS	2,660		2,207	233,223
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	28.00	28.00	
5	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.06	AC	

REVIEW DATE 12/13/2022 BY WWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,207	95.2560	119.07	262,787	2005	2008	0	0	0 11.25	88.75
1 SNGL FAM - 100% - 2006 Heated Area: 1890 HX Base Yr 2006											

43000 GLADE HILL RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	87	2,262	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2006	2006	3	44	845	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	28.00	28.00	100	2012	2012	3	68	7,616	
5	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	100	2019	2019	3	98	1,159	

TOTAL OB/XF											
14,997											

Total Acres: 4.06 Total Land Value: 58,464 Market: 0 Agricultural: 0 Common: 58,464

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		243,001	
TOTAL MARKET OB/XF VALUE		14,997	
TOTAL LAND VALUE - MARKET		58,464	
TOTAL MARKET VALUE		316,462	
SOH/AGL Deduction		150,051	
ASSESSED VALUE		166,411	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		116,411	
TOTAL JUST VALUE		316,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,268	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010343	REPAIR/RRF	14,235	07/06/2022
B0412502	NEW CONSTR	131,379	01/03/2004
B018559	GARAGE	18,000	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1006/0304	9/04/2001	WD U	I	13	
GRANTOR: GRAHAM SHARI T					
GRANTEE: STAHLER JEREMY D					
0962/0214	12/14/2000	WD Q	V		
GRANTOR: BROOKS JOHN H					
GRANTEE: GRAHAM SHARI T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W24 UOP=[YR=2019] N14 W14 S14 FOP=[YR=2005] S8 E14 N8 W14\$ E14 \$ S8 W14 N8 W3 N1 W7 S1 W3 S43 E10 S2 E13 N4 FOP=[YR=2005] E7 FGR=[YR=2005] S14 E21 N20 W21 S6\$ N6 W7 S6\$ N6 E28 N35\$.											

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