

BLOCK 4 PT OF LOT 8
IN OR 822 PG 460 (19-1N-25)
HILLS AT THOMAS CREEK PB 5/65

BILLINGS DARRYL W & ALONDA H
43002 MORRIS DRIVE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0081



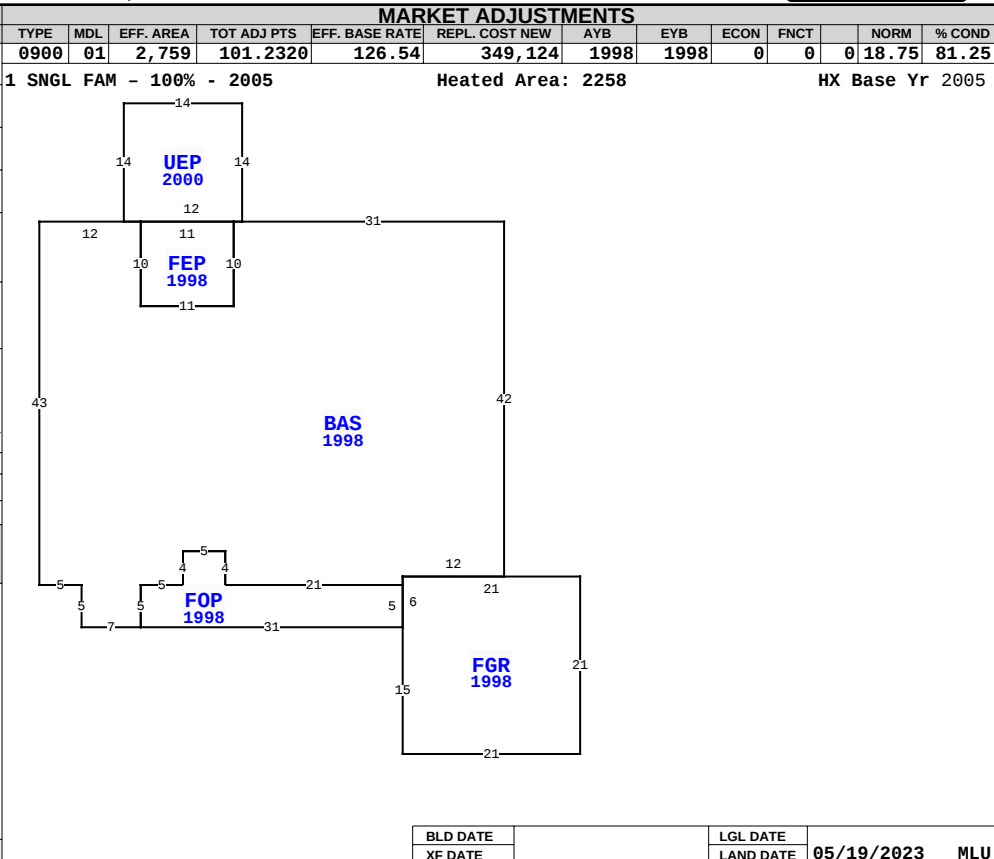
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	8005.00	08

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	232,153
FEP	110	80	88	9,048
FGR	441	55	243	24,984
FOP	175	30	52	5,346
UEP	196	60	118	12,132
TOTALS	3,180		2,759	283,663

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
1	0812	CONCRETE C	0	100	0	1,459.00	SF	4.00	4.00	100	1999	1999
2	0940	SHEDS/PORT	0	100	8	64.00	SF	19.50	19.50	100	1998	1998

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00



TOTAL OB/XF												
4,744												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
VALUATION BY	STANDARD											
Tax Group: 6	Tax Dist:											
BUILDING MARKET VALUE	283,663											
TOTAL MARKET OB/XF VALUE	4,744											
TOTAL LAND VALUE - MARKET	35,000											
TOTAL MARKET VALUE	323,407											
SOH/AGL Deduction	177,840											
ASSESSED VALUE	145,567											
TOTAL EXEMPTION VALUE	50,000											
BASE TAXABLE VALUE	95,567											
TOTAL JUST VALUE	323,407											
NCON VALUE	0											
INCOME VALUE												
PREVIOUS YEAR MKT VALUE	311,820											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006984	ADDITION	14,986	03/01/2000
B984874	NEW CONSTR	108,000	04/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0822/0460	2/10/1998	WD	U	V	01	100	
GRANTOR: CALHOUN JOE SR & VIVI							
GRANTEE: BILLINGS DARRYL & A							

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BUILDING DIMENSIONS												
BAS=[YR=1998] W31 UEP=[YR=2000] N14 W14 S14 E2 FEP=[YR=1998] S10 E11 N10 W11 \$ E12\$ W1 S10 W11 N10 W12 S43 E5 S5 E7 FOP=[YR=1998] E31 FGR=[YR=1998] S15 E21 N21 W21 S6\$ N5 W21 N4 W5 S4 W5 S5\$ N5 E5 N4 E5 S4 E21 N1 E12 N42\$.												