BLOCK 4 PT OF LOT 20 (S-2)
IN OR 2219/1289
HILLS AT THOMAS CREEK PB 5/65

GRIFFIN LARRY & LOIS F L/E/
43163 LOIS LANE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0202

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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	03	Quality Level 03

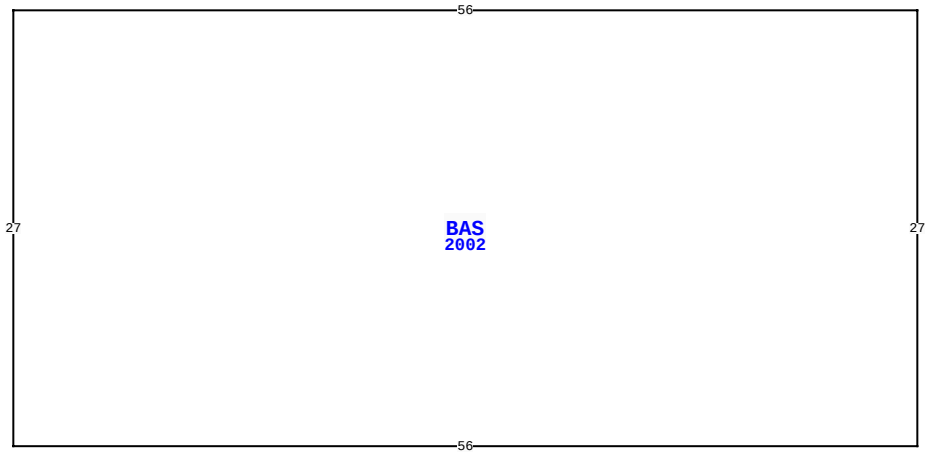
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	52,098
TOTALS	1,512		1,512	52,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	117.2000	82.04	124,044	1993	1998	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



43091 LOIS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,098
TOTAL MARKET OB/XF VALUE	648
TOTAL LAND VALUE - MARKET	73,500
TOTAL MARKET VALUE	126,246
SOH/AGL Deduction	37,219
ASSESSED VALUE	89,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,027
TOTAL JUST VALUE	126,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1289	8/28/2018	SW	U	I	30	100
GRANTOR: GRIFFIN LARRY & LOIS						
GRANTEE: BARRON KARI D						
2219/1287	8/27/2018	QC	U	I	11	100
GRANTOR: BARRON KARI D						
GRANTEE: GRIFFIN LARRY H & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 N27$.

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	1242	WD DECK A	0	0	27	12	324.00	SF	10.00	10.00	100	2000	2000	3	20	648	

LAND DESCRIPTION

TOTAL OB/XF 648

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,500							

REVIEW DATE 06/14/2022 BY TWA Total Acres: 2.10 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/06/2024 BY SYS