PT OF LOTS 33 & 36
SECS 28 & 47 OR 896/1564
ESMT OR 377 PG 369

THOMPSON SHERRY
45214 CIRCLE DRIVE
CALLAHAN, FL 32011

2024

28-2N-25-3060-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

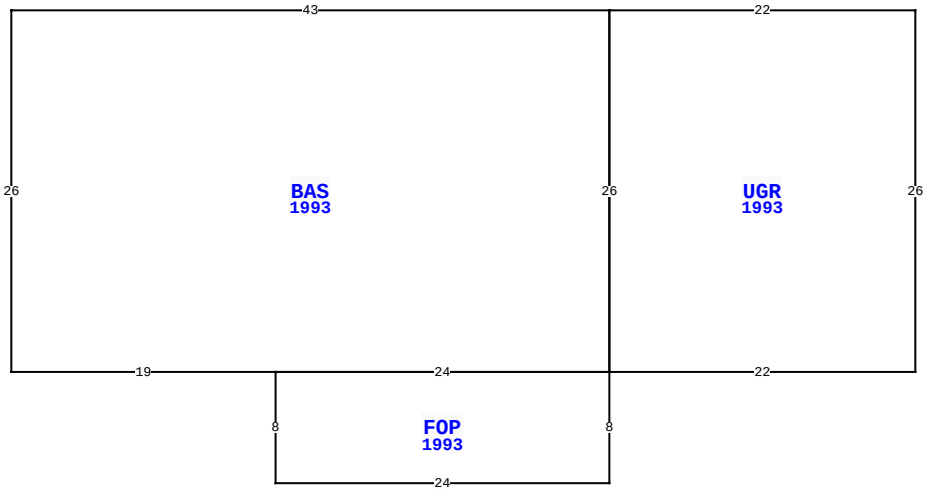
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1,118	96,847
FOP	192	30	58	5,024
UGR	572	45	257	22,263
TOTALS	1,882		1,433	124,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,433	133.1200	126.46	181,217	1970	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 1118 HX Base Yr



45214 CIRCLE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,134
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		162,014
SOH/AGL Deduction		74,279
ASSESSED VALUE		87,735
TOTAL EXEMPTION VALUE	HX HB WX SL	87,735
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		162,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002237	REPAIR/RRF	1,800	03/01/2000
9006	MH MOVE-ON	14,800	08/17/1992
8389	MH MOVE-ON	16,500	12/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0896/1564	8/26/1999	WD	U	I	01	100

GRANTOR: THOMPSON EDWARD & SHE
GRANTEE: THOMPSON EDWARD & S

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 BAS=[YR=1993] W43 S26 E19 FOP=[YR=1993] S8 E24 N8 W24 $ E24 N26 $ S26 E22 N26 $.

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	0681	POLE SHED	0	100	30	32	960.00	SF	15.00	15.00	100	1965	1965	3	20	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS