

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

11BD/BTN AVG 90

Exterior Wall

20FACE BRICK 10

Roof Structur

08IRREGULAR 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

13LVT/LAMNT 90

Interior Floo

11CLAY TILE 10

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2.5100

Frame

02WOOD FRAME 100

Stories

1.51.5100

Units

0100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8005.00

TOTALS

5,0353,756489,369

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,756104.2335130.29489,36920232023000.00100.00

1 SNGL FAM - 100% - 2024Heated Area: 2728HX Base Yr 2024

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE489,369

TOTAL MARKET OB/XF VALUE8,500

TOTAL LAND VALUE - MARKET56,700

TOTAL MARKET VALUE554,569

SOH/AGL Deduction55,926

ASSESSED VALUE498,643

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE448,643

TOTAL JUST VALUE554,569

NCON VALUE497,869

INCOME VALUE

PREVIOUS YEAR MKT VALUE56,700

EXTRA FEATURES

43113 THOMAS CREEK RD, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND 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

10500FP-PRE FAB0100001.00UT3,500.003,500.00100202420231003,500

20501FP-AVERAGE0100001.00UT5,000.005,000.00100202420231005,000

30812CONCRETE C0100000.00SF4.004.00100202420231000

LAND DESCRIPTION

TOTAL OB/XF8,500

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100C SFR100OR0.000.001.62AC1.001.001.0035,000.0035,000.0056,700

REVIEW DATE08/18/2023BYKWTotal Acres: 1.62Total Land Value: 56,700Market: 0Agricultural: 0Common: 56,700PRINTED 08/06/2024 BY SYS