TRACT 17
IN OR 2540/1436
EX N1/2 OF 17 (S-1)

THOMAS BRUCE A L/E/
44080 CANAAN WAY
CALLAHAN, FL 32011

2024

37-1N-25-296C-0017-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

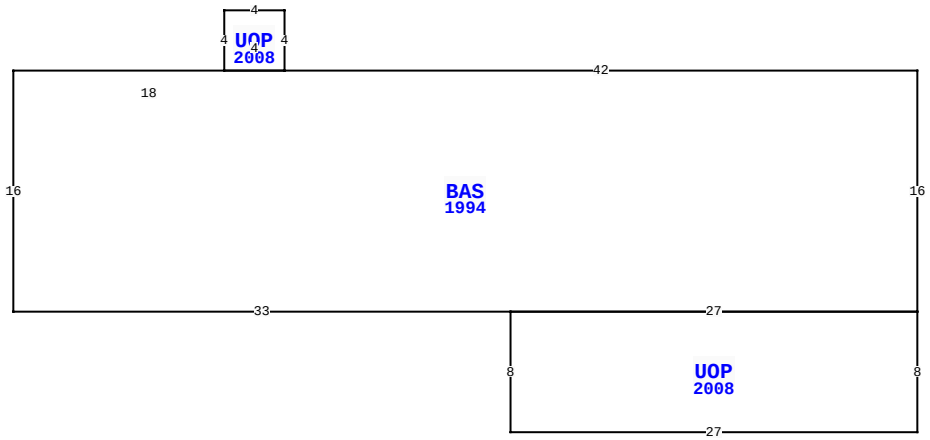
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 08
NEIGHBORHOOD/LOC: 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	24,581
UOP	16	25	4	102
UOP	216	25	54	1,383
TOTALS	1,192		1,018	26,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,018	113.8000	85.35	86,886	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



54105 LISA DR, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	26,066
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	71,066
SOH/AGL Deduction	16,011
ASSESSED VALUE	55,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,055
TOTAL JUST VALUE	71,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/1436	2/21/2022	LE	U	I	11	100
GRANTOR: THOMAS BRUCE A						
GRANTEE: THOMAS BRUCE P L/E						
1322/0398	6/03/2005	QC	U	I	01	100
GRANTOR: THOMAS PAMELA H & BRU						
GRANTEE: THOMAS BRUCE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W42 UOP=[YR=2008] N4 W4 S4 E4$ W18 S16 E33
UOP=[YR=2008] S8 E27 N8 W27$ E27 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0		RM	142.00	403.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS