BLOCK 2 LOT 4
SPRING LAKE EST #1 PB 5/183

THOMAS RONALD S REV TRUST/THOMAS RONALD S TRUSTEE
55087 WETLAND WAY
CALLAHAN, FL 32011

2024

46-2N-25-197A-0002-0040

BUILDING CHARACTERISTICS

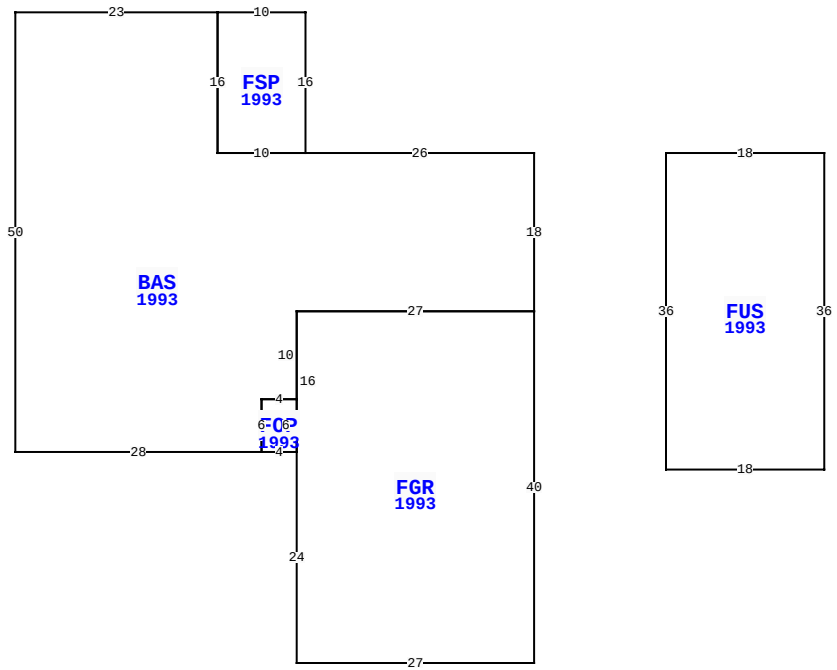
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	1,918	189,746
FGR	1,080	55	594	58,764
FOP	24	30	7	693
FSP	160	40	64	6,332
FUS	648	100	648	64,106
TOTALS	3,830		3,231	319,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,231	102.1200	127.65	412,437	1988	1993	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 1989 Heated Area: 2566 HX Base Yr 1989



55087 WETLAND WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		336,048
TOTAL MARKET OB/XF VALUE		14,801
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		405,849
SOH/AGL Deduction		193,692
ASSESSED VALUE		212,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,157
TOTAL JUST VALUE		405,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19222	ELEC OTHER	1,025	05/01/2007
R10243	REPAIR/RRF	3,000	04/01/2007
2716	H/AC	3,200	09/12/1988
3182	NEW CONSTR	0	08/29/1988
5239	NEW CONSTR	3,500	07/22/1988
5041	NEW CONSTR	90,170	07/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0457	4/11/2021	WD	U	I	11	100
GRANTOR: THOMAS RONALD S & NAN						
GRANTEE: THOMAS RONALD S & N						
1954/1951	12/31/2014	WD	U	I	11	100
GRANTOR: THOMAS RONALD S & NAN						
GRANTEE: THOMAS RONALD S & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=1993] N16 W10 S16 E10$ W10 N16W23 S50 E28 FOP=[YR=1993] E4 FGR=[YR=1993] S24 E27 N40 W27 S16$ N6 W4 S6 $ N6 E4 N10 E27 N18 $ PTR= E15 FUS=[YR=1993] E18 S36 W18N36 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	5,483.00	SF	4.00	4.00	100	1988	1988	3	54.5	11,953	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
3	0811	CONCRETE B	0	100	0	0	174.00	SF	5.20	5.20	100	2007	2007	3	88	796	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2002	2002	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 14,801

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	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

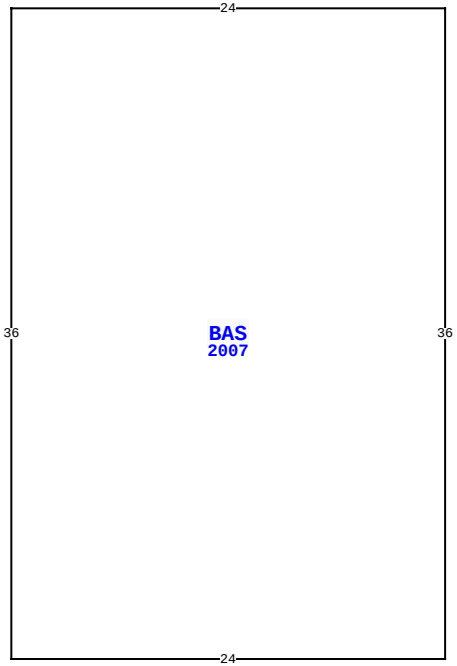
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	16,409
TOTALS	864		864	16,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.3700	21.83	18,861	2007	2012	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 1989 Heated Area: 864 HX Base Yr 1989



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GRANTOR: THOMAS RONALD S & NAN						
GRANTEE: THOMAS RONALD S & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S36 E24 N36$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS