PT OF LOTS 7 28 & 29 (S-1)
IN OR 2344/26
(EX S-3 OF LOT 7)

THOMPSON RANDALL S
45278 PETREE RD
CALLAHAN, FL 32011

2024

47-2N-25-4080-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MEADOWBROOK, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,500
TOTAL LAND VALUE - MARKET	89,600
TOTAL MARKET VALUE	114,100
SOH/AGL Deduction	29,735
ASSESSED VALUE	84,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,365
TOTAL JUST VALUE	114,100
NCON VALUE	24,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,600

OWNER LIVES ON ADJCNT PRCL: 0006-0040 @ 45278 PETR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0026	3/03/2020	QC	U	V	11	100
GRANTOR: THOMPSON RANDALL S &						
GRANTEE: THOMPSON RANDALL S						
1917/1695	5/16/2014	WD	U	V	37	6,600
GRANTOR: CLARKSON NANCY J TRUS						
GRANTEE: THOMPSON RANDALL S						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	50	50	2,500.00	SF	10.00	10.00	100	2024	2022		98	24,500	

LAND DESCRIPTION

TOTAL OB/XF 24,500

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		OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.56 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/06/2024 BY SYS