

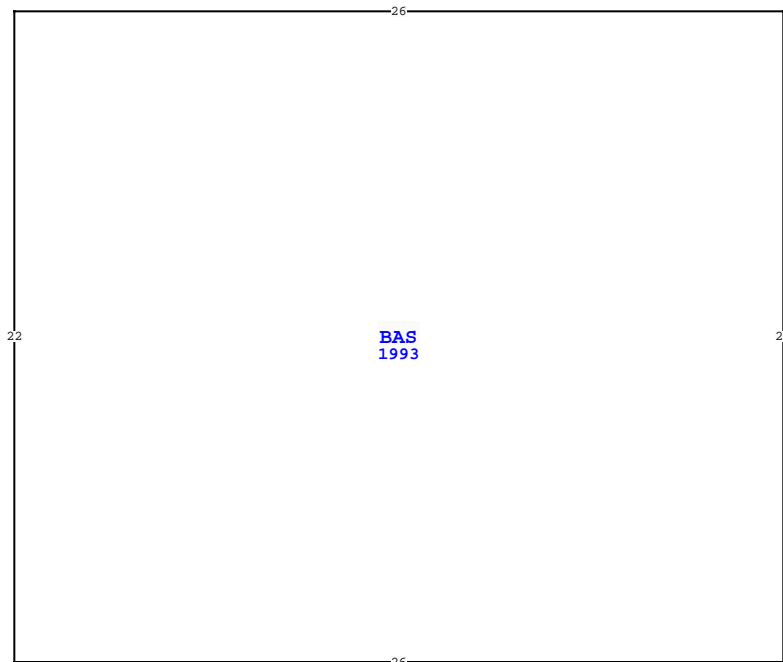
TRACT 5 R224372
 EX R/W IN OR 222/108
 CASE #13-CP-81 OR 1868/3

THOMAS JAMES/THOMAS JOSIAH
 54330 CHURCH RD
 CALLAHAN, FL 32011

2025

03-1N-25-2750-0005-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	01	TYP WD	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	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	572	100	1993
TOTALS	572		572
			6,286

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
2												2 GARAGE RES - 50% - 2013																
										Heated Area: 572		HX Base Yr 2013																
																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <td>07/17/2008</td> <th>JW</th> <th>LGL DATE</th> <td></td> </tr> <tr> <th>XF DATE</th> <td></td> <th></th> <th>LAND DATE</th> <td>05/09/2025</td> </tr> <tr> <th>INC DATE</th> <td></td> <th></th> <th>AG DATE</th> <td>MLU</td> </tr> </thead> </table>														BLD DATE	07/17/2008	JW	LGL DATE		XF DATE			LAND DATE	05/09/2025	INC DATE			AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		97,184	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		194,684	
SOH/AGL Deduction		29,746	
ASSESSED VALUE		164,938	
TOTAL EXEMPTION VALUE		HA HAB	25,000
BASE TAXABLE VALUE		139,938	
TOTAL JUST VALUE		194,684	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24396	DEMOLITION	3,000	02/01/2011
C5276	CO ISSUED	0	06/01/2010
M15338	H/AC	0	05/01/2010
P14288	OTHER	0	05/01/2010
MH94455	MH MOVE-ON	4,000	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0430/0768	8/01/1984	WD	Q	I		35,000
GRANTOR:						
GRANTEE:						
0151/0462	1/01/1973	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	50	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=1993] W26 S22 E26 N22\$.

