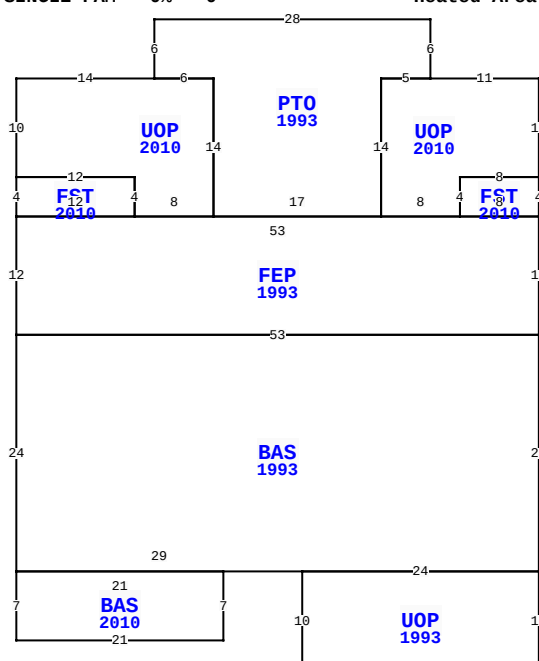


THOMAS CREEK PLANTATION LTD
PO BOX 5001
CALLAHAN, FL 32011

12-1N-24-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 3			
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION SUMMARY													
Exterior Wall 05 AVERAGE 100										0100 01 2,124 107.8000 107.80 228,967 1985 1985 0 0 0 17.00 83.00										VALUATION BY STANDARD													
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1419 HX Base Yr										Tax Group: 6 Tax Dist:													
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 308,173													
Interior Wall 04 PLYWOOD 100																				TOTAL MARKET OB/XF VALUE 86,667													
Interior Floo 13 LVT/LAMNT 100																				TOTAL LAND VALUE - MARKET 1,509,390													
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 851,145													
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 54,577													
Bedrooms 2 100																				ASSESSED VALUE 796,568													
Bathrooms 2 100																				TOTAL EXEMPTION VALUE 0													
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 796,568													
Stories 1. 1. 100																				TOTAL JUST VALUE 1,904,230													
Units 0 100																				NCON VALUE 0													
BUD8 Adjustme 06 DIST 1D 100										INCOME VALUE																							
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 1,664,764																							
Quality 03 Quality Level 03										PERMIT NUM DESCRIPTION AMT ISSUED																							
DOR CODE 5600 TIMBERLAND 70-79										21004083 NEW SHINGLES 29,500 04/05/2021																							
MAP NUM MKT AREA 08																																	
NEIGHBORHOOD/LOC 8005.00																																	
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																																	
BAS 1,272 100 1993 1,272 113,811																																	
BAS 147 100 2010 147 13,153																																	
FEP 636 80 1993 509 45,542																																	
FST 32 55 2010 18 1,610																																	
FST 48 55 2010 26 2,326																																	
PTO 406 5 1993 20 1,789																																	
UOP 240 20 1993 48 4,294																																	
UOP 192 20 2010 38 3,400																																	
UOP 232 20 2010 46 4,116																																	
TOTALS 3,205 2,124 190,043																																	
EXTRA FEATURES										447506 US HWY 301, CALLAHAN																							
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										BLD DATE LGL DATE										05/09/2025 MLU													
										XF DATE LAND DATE																							
										INC DATE AG DATE																							
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1985 1985 3 56 1,960																																	
2 0681 POLE SHED 0 0 48 24 1,152.00 SF 10.05 10.05 100 1991 1991 3 20 2,316																																	
3 0680 POLE SHED 0 0 36 28 1,008.00 SF 10.00 10.00 100 1980 1980 3 20 2,016																																	
4 0510 GARAGE WD- 0 0 27 13 351.00 SF 35.00 35.00 100 1970 1970 3 20 2,457																																	
5 0681 POLE SHED 0 0 66 26 1,716.00 SF 15.00 15.00 100 1970 1970 3 20 5,148																																	
6 0201 BARN WD 10 0 0 70 34 2,380.00 SF 17.00 17.00 100 1970 1970 3 20 8,092																																	
7 0680 POLE SHED 0 0 34 17 578.00 SF 10.00 10.00 100 1980 1980 3 20 1,156																																	
8 0202 BARN WD 30 0 0 104 50 5,200.00 SF 15.00 15.00 100 1970 1970 3 20 15,600																																	
9 0510 GARAGE WD- 0 0 32 13 416.00 SF 35.00 35.00 100 1970 1970 3 20 2,912																																	
10 0681 POLE SHED 0 0 13 12 156.00 SF 15.00 15.00 100 1985 1985 3 20 468																																	
LAND DESCRIPTION										TOTAL OB/XF 42,125																							
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																																	
1 005000 C AGRICULTURAL 0 00004 OR 0.00 0.00 3.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 90,000																																	
2 000100 C RES 0 00004 OR 0.00 0.00 12.00 AC 1.00 1.00 1.00 15,500.00 15,500.00 186,000																																	
3 005600 A TIMBER 3 N S 0 00004 OR 0.00 0.00 181.38 AC 1.00 1.00 1.00 390.00 390.00 70,738																																	
4 005500 A TIMBER 2 N S 0 00004 OR 0.00 0.00 125.00 AC 1.00 1.00 1.00 525.00 525.00 65,625																																	
5 006670 A PECANS 0 00004 OR 0.00 0.00 58.00 AC 1.00 1.00 1.00 605.00 605.00 35,090																																	
6 005901 A HARDWOOD SI 0 00004 OR 0.00 0.00 36.00 AC 1.00 1.00 1.00 225.00 225.00 8,100																																	
REVIEW DATE 02/06/2024 BY WWA										Total Acres: 426.13 Total Land Value: 456,305										Market: 1,233,390 Agricultural: 180,305 Common: 276,000 PRINTED 07/30/2025 BY SYS													

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2025

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