IN OR 1421/1370
UTIL ESMT OR 2387-910

PETTY DENNIS/
43297 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2025

12-4N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

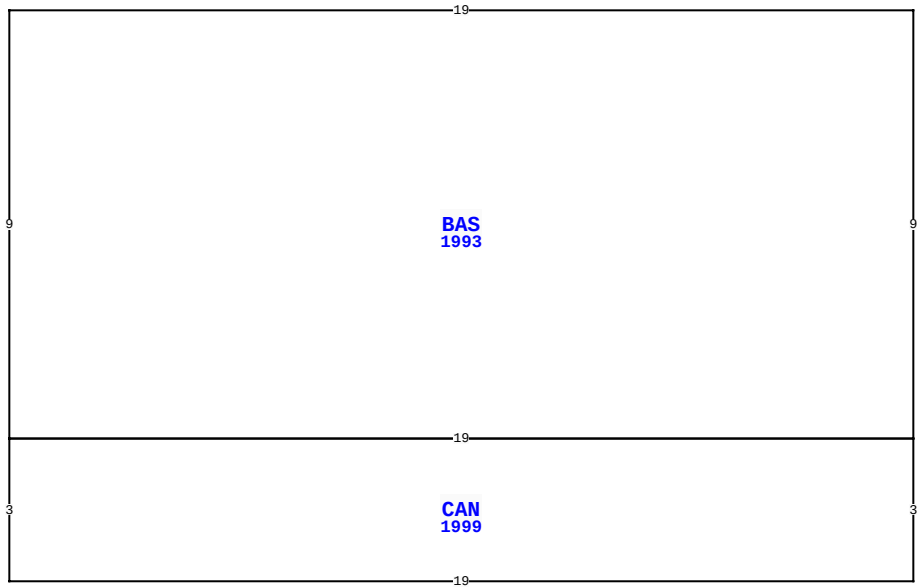
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	171	100	1993	171	1,481
CAN	57	30	1999	17	147
TOTALS	228			188	1,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	188	66.6225	17.32	3,256	1987	1987	0	0	0	50.00	50.00

1 BARNS – 0% - 0 Heated Area: 171 HX Base Yr



554993 US HWY 1, HILLIARD

BLD DATE	02/22/2018 KK	LGL DATE	
XF DATE	02/22/2018 KK	LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,413
TOTAL MARKET OB/XF VALUE	9,141
TOTAL LAND VALUE - MARKET	57,935
TOTAL MARKET VALUE	149,489
SOH/AGL Deduction	31,608
ASSESSED VALUE	117,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,881
TOTAL JUST VALUE	149,489
NCON VALUE	0
INCOME VALUE	68,914
PREVIOUS YEAR MKT VALUE	136,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z980993	OTHER	0	04/01/1998
P982508	REMODEL	0	02/01/1998
5758	TEMP POLE	0	03/08/1989
4932	REMODEL	1,000	05/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1370	6/21/2006	WD	Q	I		135,000
GRANTOR: SMITH CHARLES E & EVA						
GRANTEE: PETTY DENNIS						
1114/0184	2/19/2003	WD	Q	I	05	127,000
GRANTOR: TODD EDDIE S & CONNIE						
GRANTEE: SMITH CHARLES E & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S9 CAN=[YR=1999] S3 E19 N3 W19$ E19 N9$.

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	0803	ASPHALT C	0	0	0	0	6,000.00	SF	2.00	2.00	100	1998	1998	3	50	6,000	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	1980	1980	3	44	11	
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
6	0681	POLE SHED	0	0	11	7	77.00	SF	15.00	15.00	100	2002	2002	3	29	335	

LAND DESCRIPTION

TOTAL OB/XF 9,141

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	001100	C	STORE 1FLR	0	0004	CG			57,935.00	SF		1.00	1.00	1.00	1.00	1.00	57,935							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 1.33 Total Land Value: 57,935 Market: 0 Agricultural: 0 Common: 57,935 PRINTED 07/30/2025 BY SYS

IN OR 1421/1370
UTIL ESMT OR 2387-910

PETTY DENNIS/
43297 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2025

12-4N-23-0000-0008-0000

BUILDING CHARACTERISTICS

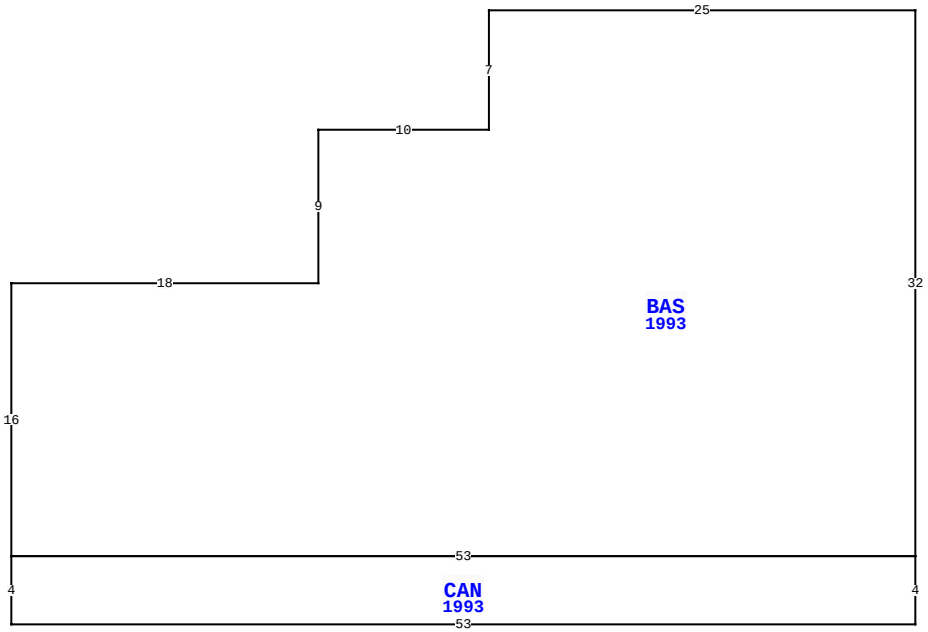
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 50
Interior Floo	07	CORK/VTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1993	1,338	56,972
CAN	212	30	1993	64	2,725
TOTALS	1,550			1,402	59,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,402	61.0470	85.16	119,394	1940	1940	0	0	0	50.00	50.00

2 RETAILSTOR – 0% - 0 Heated Area: 1338 HX Base Yr



554993 US HWY 1, HILLIARD

BLD DATE	02/22/2018	KK	LGL DATE	
XF DATE	02/22/2018	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,413
TOTAL MARKET OB/XF VALUE	9,141
TOTAL LAND VALUE - MARKET	57,935
TOTAL MARKET VALUE	149,489
SOH/AGL Deduction	31,608
ASSESSED VALUE	117,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,881
TOTAL JUST VALUE	149,489
NCON VALUE	0
INCOME VALUE	68,914
PREVIOUS YEAR MKT VALUE	136,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/1370	6/21/2006	WD	Q	I		135,000
GRANTOR: SMITH CHARLES E & EVA						
GRANTEE: PETTY DENNIS						
1114/0184	2/19/2003	WD	Q	I	05	127,000
GRANTOR: TODD EDDIE S & CONNIE						
GRANTEE: SMITH CHARLES E & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S7 W10 S9 W18 S16 CAN=[YR=1993] S4 E53 N4 W53$ E53 N32 $.

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 07/09/2024 BY KBA Total Acres: 1.33 Total Land Value: 57,935 Market: 0 Agricultural: 0 Common: 57,935 PRINTED 07/30/2025 BY SYS

IN OR 1421/1370
UTIL ESMT OR 2387-910

PETTY DENNIS/
43297 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2025

12-4N-23-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

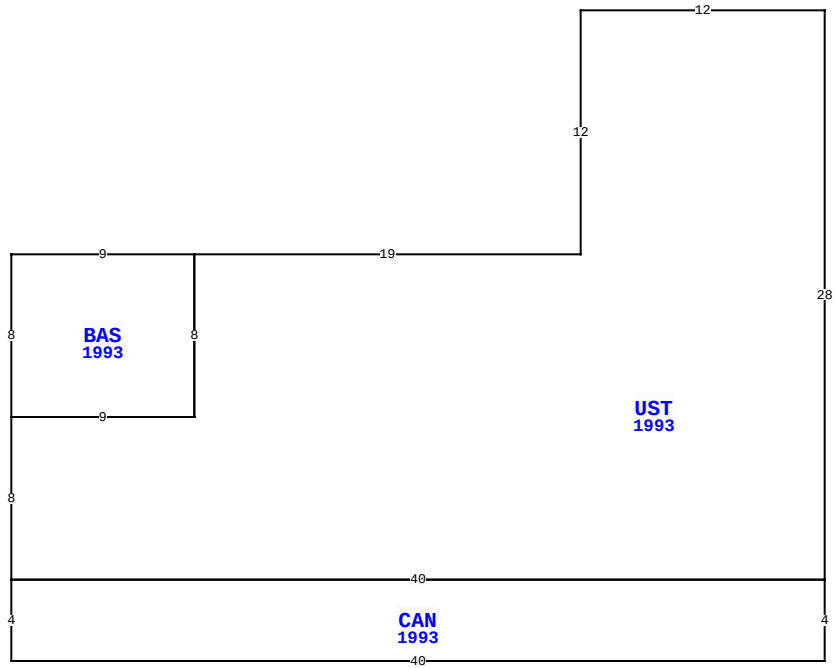
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	1993	72	3,749
CAN	160	30	1993	48	2,500
UST	712	40	1993	285	14,840
TOTALS	944			405	21,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	405	74.6550	104.14	42,177	1940	1940	0	0	0	50.00	50.00

3 RETAILSTOR – 0% - 0 Heated Area: 72 HX Base Yr



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INC DATE			AG DATE	

554993 US HWY 1, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,413
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TOTAL JUST VALUE	149,489
NCON VALUE	0
INCOME VALUE	68,914
PREVIOUS YEAR MKT VALUE	136,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: PETTY DENNIS						
1114/0184	2/19/2003	WD	Q	I	05	127,000
GRANTOR: TODD EDDIE S & CONNIE						
GRANTEE: SMITH CHARLES E & E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 S12 W19 BAS=[YR=1993] W9 S8 E9 N8$ S8 W9 S8 CAN=[YR=1993] S4 E40 N4 W40$ E40 N28$.

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 07/09/2024 BY KBA Total Acres: 1.33 Total Land Value: 57,935 Market: 0 Agricultural: 0 Common: 57,935 PRINTED 07/30/2025 BY SYS