

LOTS 336 THRU 342 & W1/2 OF
ABND ALLEY IN RES 2003-97
IN OR 2004/1451

CONDURELIS MICHAEL S & ANGELA M
43780 THOMAS CREEK RD
CALLAHAN, FL 32011

2025

14-1N-24-2180-0336-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

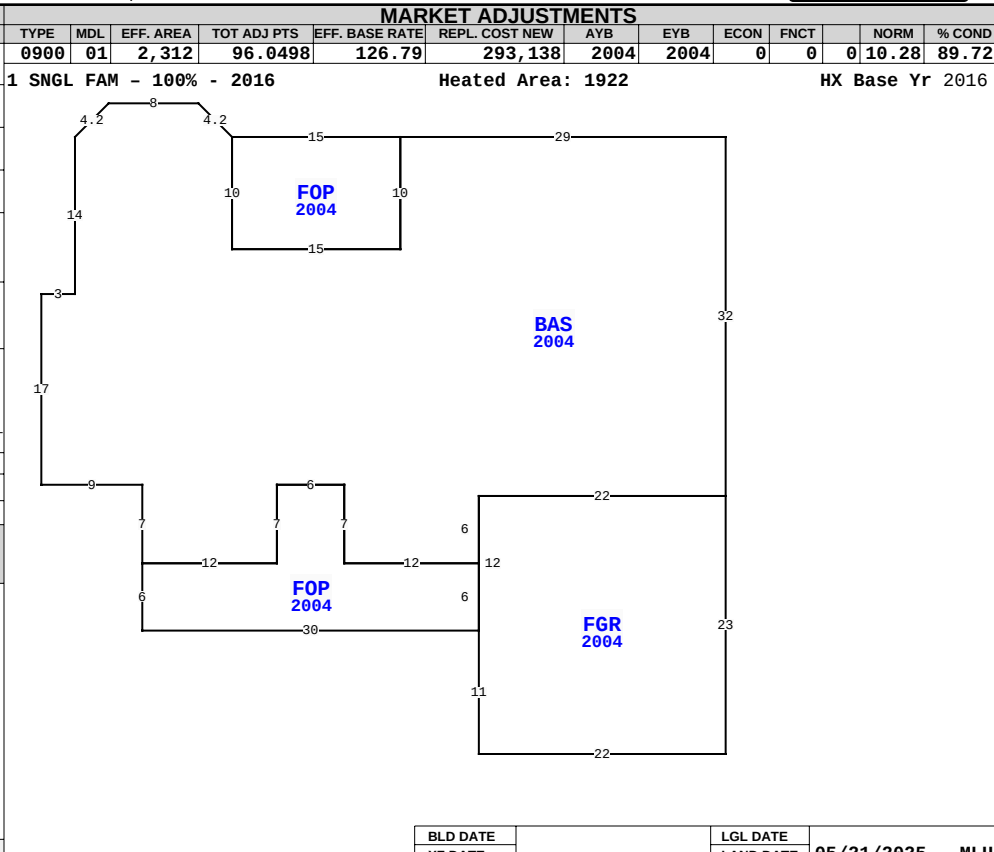
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	1,922	100	2004	1,922	218,639
FGR	506	55	2004	278	31,625
FOP	150	30	2004	45	5,119
FOP	222	30	2004	67	7,622
TOTALS	2,800			2,312	263,003

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	320.00	SF	10.00	10.00	100	2016
2	0810	CONCRETE A	0 100	0	0	460.00	SF	6.50	6.50	100	2016
3	0810	CONCRETE A	0 100	0	0	360.00	SF	6.50	6.50	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	0.85	AC	



43780 THOMAS CREEK RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		263,003	
TOTAL MARKET OB/XF VALUE		7,023	
TOTAL LAND VALUE - MARKET		38,250	
TOTAL MARKET VALUE		308,276	
SOH/AGL Deduction		97,424	
ASSESSED VALUE		210,852	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		160,130	
TOTAL JUST VALUE		308,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M8607	H/AC	0	08/01/2004
B0412322	NEW CONSTR	148,666	02/02/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2004/1451	9/18/2015	WD	Q	I	01	200,000	
GRANTOR: WEST AMANDA LEE & LAW							
GRANTEE: CONDURELIS MICHAEL							
1198/1012	12/18/2003	WD	U	I	07	100	
GRANTOR: HIGGINBOTHAM SHIRLEY							
GRANTEE: WEST AMANDA LEE & L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W29 FOP=[YR=2004] W15 S10 E15 N10\$ S10 W15 N10 L3 U3 W8 D3 L3 S14 W3 S17 E9 S7 FOP=[YR=2004] S6 E30 FGR=[YR=2004] S11 E22 N23 W22 S12\$ N6 W12 N7 W6 S7 W12\$ E12 N7 E6 S7 E12 N6 E22 N32\$.											