



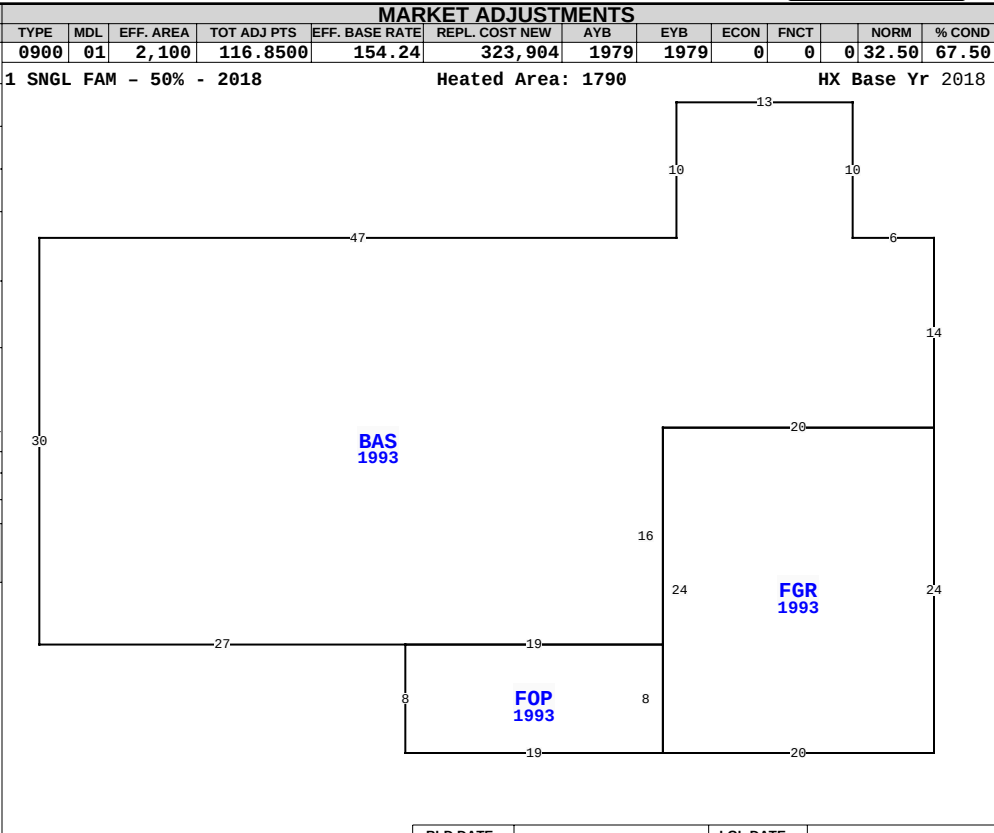
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
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	1,790	100	1993	1,790	186,361
FGR	480	55	1993	264	27,485
FOP	152	30	1993	46	4,789
TOTALS	2,422			2,100	218,635

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	50	16	20	320.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0006	OR	0.00	0.00	1.00
2	000100	C	RES	50	0006	OR	0.00	0.00	7.50



43722 THOMAS CREEK RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	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		218,635	
TOTAL MARKET OB/XF VALUE		2,073	
TOTAL LAND VALUE - MARKET		149,175	
TOTAL MARKET VALUE		369,883	
SOH/AGL Deduction		146,310	
ASSESSED VALUE		223,573	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		172,851	
TOTAL JUST VALUE		369,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005433	NEW ROOF	15,000	04/26/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2795/1379	5/07/2025	QC U	I	I	11	100	
GRANTOR: CLARK DAVID & TAMATHA							
GRANTEE: CLARK DAVID & TAMAT							
2795/1353	5/07/2025	QC U	I	I	11	100	
GRANTOR: CLARK DAVID & TAMATHA							
GRANTEE: CLARK DAVID & TAMAT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N10 W13 S10 W47 S30 E27 FOP=[YR=1993] S8 E19 FGR=[YR=1993] E20 N24 W20S24\$ N8W19\$ E19 N16 E20 N14\$.									