PT OR SW1/4 OF NW/14 &
PT OF GOVT LOT 1
IN OR 576/1014

BROWN JEAN EST
55058 THOMAS ROAD
CALLAHAN, FL 32011

2025

14-2N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

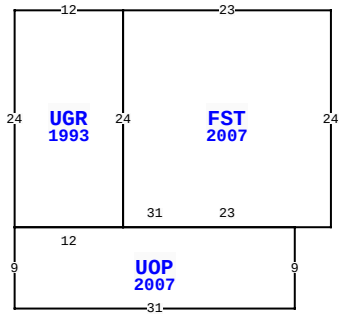
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

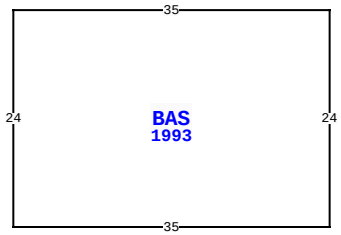
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	72,179
FST	552	55	2007	304	26,122
UGR	288	45	1993	130	11,171
UOP	279	20	2007	56	4,812
TOTALS	1,959			1,330	114,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,330	100.3600	100.36	133,479	1991	1995	0	0	0	14.38	85.62

2 SINGLE FAM – 0% - 2025 Heated Area: 840 HX Base Yr





55058 THOMAS RD, CALLAHAN

BLD DATE	02/27/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	114,285
TOTAL MARKET OB/XF VALUE	4,542
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	188,827
SOH/AGL Deduction	0
ASSESSED VALUE	188,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,827
TOTAL JUST VALUE	188,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961430	MH MOVE-ON	0	07/01/1996
6232	REMODEL	43,680	01/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/1014	8/11/1989	WD	U	V		27,000
GRANTOR: RICE BEN & JEFFIFER						
GRANTEE: BROWN JEAN						
0503/1289	11/25/1986	WD	U	V		17,000
GRANTOR: THOMAS MARK & DONNA						
GRANTEE: RICE BEN & JEFFIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S24 E35 N24$ PTR= N15 UOP=[YR=2007] N9 UGR=[YR=1993] N24 E12 FST=[YR=2007] E23 S24 W23 N24$ S24 W12$ E31 S9 W31$ S15$.

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	0810	CONCRETE A	0	0	60	12	720.00	SF	6.50	6.50	100	1990	1990	3	57	2,668	
2	0681	POLE SHED	0	0	21	24	504.00	SF	15.00	15.00	100	1990	1990	3	20	1,512	
3	0820	WOOD WALK	0	0	0	0	77.00	SF	11.75	11.75	100	2000	2000	3	40	362	

LAND DESCRIPTION

TOTAL OB/XF 4,542

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	000100	C	RES	0		OR	290.00	320.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 12/02/2019 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS