PT OF GOVT LOTS 2 & 3
IN OR 826 PG 593

COLE CHARLES M & ANGELA D
55114 JEWEL THOMAS ROAD
CALLAHAN, FL 32011

2025

15-2N-25-0000-0001-0180

BUILDING CHARACTERISTICS

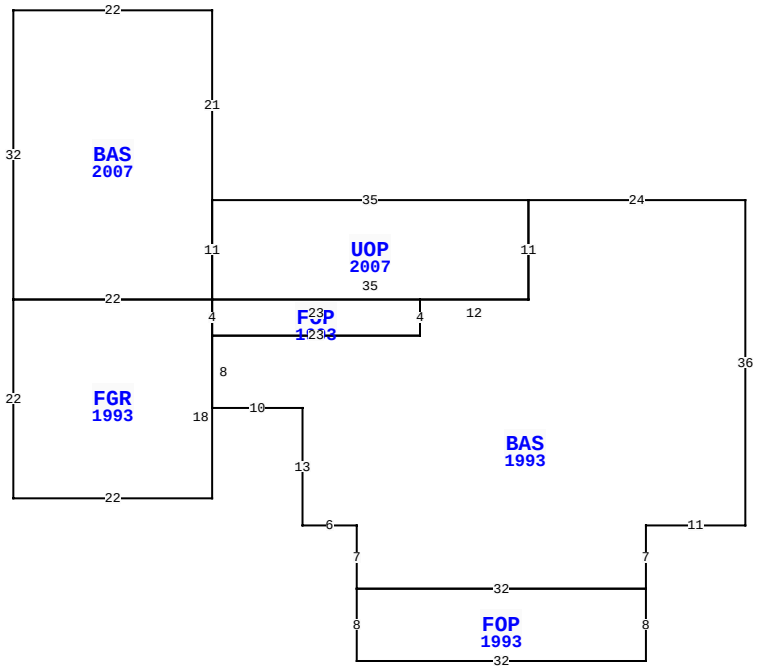
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,741	100	1993	1,741	177,100
BAS	704	100	2007	704	71,613
FGR	484	55	1993	266	27,058
FOP	92	30	1993	28	2,848
FOP	256	30	1993	77	7,833
UOP	385	20	2007	77	7,833
TOTALS	3,662			2,893	294,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,893	88.8300	117.26	339,233	1993	1997	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1999 Heated Area: 2445 HX Base Yr 1999



55114 JEWEL THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	294,285
TOTAL MARKET OB/XF VALUE	12,865
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	427,150
SOH/AGL Deduction	233,156
ASSESSED VALUE	193,994
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	143,272
TOTAL JUST VALUE	427,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19647	ADDITION	52,000	03/01/2007
R10210	REPAIR/RRF	1,500	03/01/2007
B10183	GARAGE	25,080	10/01/2002
8541	NEW CONSTR	78,471	12/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/0593	3/16/1998	WD	Q	I		132,000
GRANTOR: TOMBERLIN BENNIE & SH						
GRANTEE: COLE CHARLES & ANGE						
0679/1384	4/27/1993	WD	U	V	07	20,000
GRANTOR: THOMAS JEWEL						
GRANTEE: TOMBERLIN BENNIE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2007] W35 BAS=[YR=2007] N21 W22 S32 FGR=[YR=1993] S22 E22 N18 FOP=[YR=1993] E23 N4 W23 S4$ N4 W22$ E22 N11$ S11 E35 N11$ S11 W12 S4 W23 S8 E10 S13 E6 S7 FOP=[YR=1993] S8 E32 N8 W32$ E32 N7 E11 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	1993	1993	3	64	1,731	
3	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2000	2000	3	20	336	
4	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2002	2002	3	29	8,120	
5	0681	POLE SHED	0	100	8	3	24.00	SF	15.00	15.00	100	2007	2007	3	44	158	

LAND DESCRIPTION

TOTAL OB/XF 12,865

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	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS