LOTS 1 (EX OR 1424/1475) &
13 (EX OR 2458/508)
ESMT OR 1717/1499

TWISDALE TIMOTHY DAVID
43235 BLAIR CT
CALLAHAN, FL 32011

2025

24-1N-24-0150-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

43235 BLAIR CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	0
TOTAL MARKET OB/XF VALUE	17,443
TOTAL LAND VALUE - MARKET	221,780
TOTAL MARKET VALUE	239,223
SOH/AGL Deduction	0
ASSESSED VALUE	239,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,223
TOTAL JUST VALUE	239,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000013	MH MOVE-ON	0	01/08/2021
20011189	CO ISSUED	0	12/18/2020
C5315	CO ISSUED	0	02/04/2011
E23114	NEW CONSTR	0	12/01/2010
M15793	H/AC	0	12/01/2010
P14553	NEW CONSTR	0	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1816	8/19/2022	WD	Q	V	01	307,500
GRANTOR: NIGHTINGALE THATCHER						
GRANTEE: TWISDALE TIMOTHY DA						
2416/0253	12/12/2020	SW	U	V	11	100
GRANTOR: MORRIS CYNTHIA ET AL						
GRANTEE: NIGHTINGALE THATCHE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	27	16	432.00	SF	15.00	15.00	100	2018	2018	3	84	5,443	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,443

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	0005	OR	0.00	0.00	13.76	AC		1.00	1.00	1.00	15,500.00	15,500.00	213,280							
2	009530	C	POND	0		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	8,500							

REVIEW DATE 05/07/2021 BY TW Total Acres: 17.16 Total Land Value: 221,780 Market: 0 Agricultural: 0 Common: 221,780 PRINTED 07/30/2025 BY SYS