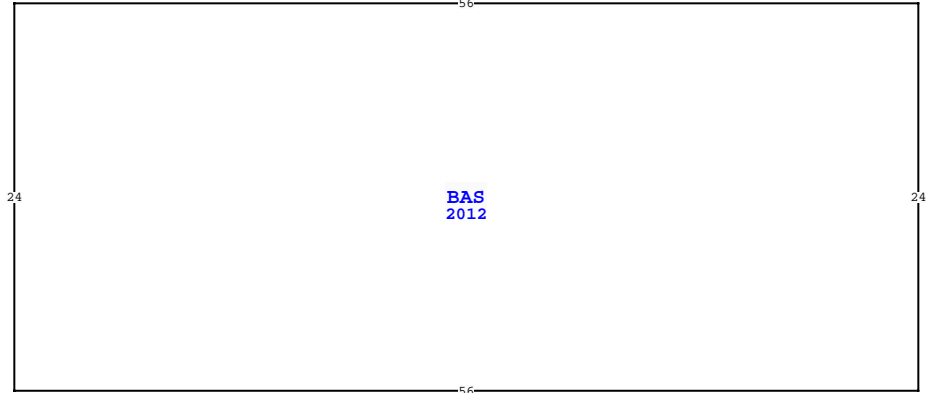


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	01	MINIMUM 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,344	116.2000	92.96	124,938	1987	1997	0	0	65.00	35.00	
1 M/H 93- - 100% - 2013			Heated Area: 1344				HX Base Yr 2013					



Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
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	1,344	100	2012	1,344	43,728
TOTALS	1,344			1,344	43,728

43436 THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE			43,728	
TOTAL MARKET OB/XF VALUE			1,126	
TOTAL LAND VALUE - MARKET			67,050	
TOTAL MARKET VALUE			111,904	
SOH/AGL Deduction			77,755	
ASSESSED VALUE			34,149	
TOTAL EXEMPTION VALUE			25,000	
BASE TAXABLE VALUE			9,149	
TOTAL JUST VALUE			111,904	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			89,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5348	CO ISSUED	0	06/02/2011
P14795	NEW CONSTR	0	05/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1345	1/23/2023	QC	U	I	11	100
GRANTOR: CLAXTON SCARLETT						
GRANTEE: CLAXTON SCARLETT M						
1731/1644	4/01/2011	WD	U	I	40	27,000
GRANTOR: HIGGINBOTHAM MARVIN &						
GRANTEE: CLAXTON RODNEY B SR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2012] W56 S24 E56 N24\$.	

L N	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	0751	UOP	0	100	22	8		10.00	10.00	100	2012	2012	3	64	1,126	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,050							