

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,456	100
UOP	320	25
TOTALS	1,776	

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1 M/H 94+		- 100%	- 2023																				
Heated Area: 1456						HX Base Yr 2023																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/21/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			164,699
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			57,150
TOTAL MARKET VALUE			221,849
SOH/AGL Deduction			98,896
ASSESSED VALUE			122,953
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			67,231
TOTAL JUST VALUE			221,849
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004947	MH MOVE-ON	0	10/11/2019
19005909	CO ISSUED	0	06/05/2019
MH003039	MH MOVE-ON	0	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/0532	5/20/2022	WD	Q	I	01	274,000
GRANTOR: SPENCER ZACHARY W & C						
GRANTEE: OVERTURF MICHAEL MA						
1986/1942	6/17/2015	SW	U	I	37	31,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: SPENCER ZACHARY W &						

EXTRA FEATURES																
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
43428 THOMAS CREEK RD, CALLAHAN																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W36 UOP=[YR=2019] N16 W20 S16 E20\$ W20 S26 E56 N26\$.

LAND DESCRIPTION	TOTAL OB/XF															0								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.27	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,150							