BLOCK 1 PT OF LOT 9 (S-1)
IN OR 1947/841
1997 MERI DW

RODRIGUEZ MELISSA L
43338 THOMAS CREEK RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0001-0091

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

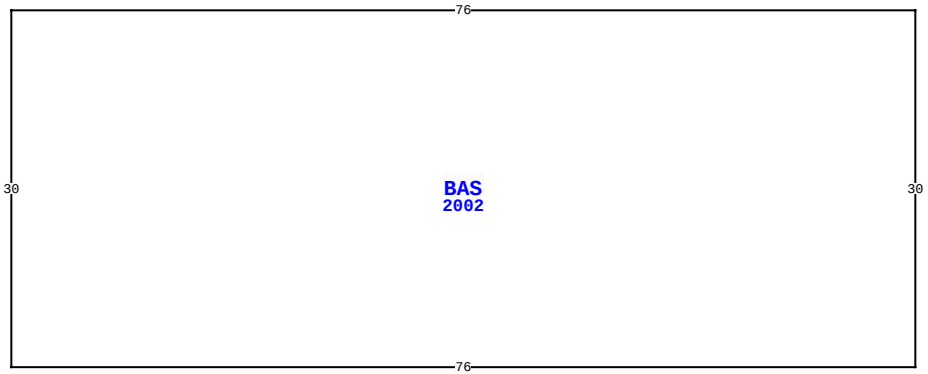
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2002	2,280	95,074
TOTALS	2,280			2,280	95,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	140.1600	119.14	271,639	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2015 Heated Area: 2280 HX Base Yr 2015



43338 THOMAS CREEK RD, CALLAHAN

BLD DATE	10/10/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,074
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		187,839
SOH/AGL Deduction		102,354
ASSESSED VALUE		85,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,763
TOTAL JUST VALUE		187,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B036412	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/0841	10/30/2014	WD	U	I	12	38,000
GRANTOR: WATSON MORTGAGE CORP						
GRANTEE: RODRIGUEZ MELISSA L						
1922/1450	6/13/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WATSON MORTGAGE COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S30 E76 N30 $.

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	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS