BLOCK 2 PT OF LOT 1
IN OR 2459/947
HILLS AT THOMAS CREEK PB 5/65

EBY PETER JOHN
1329 ROOSEVELT DR
ST AUGUSTINE, FL 32084

2025

24-1N-24-0750-0002-0013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

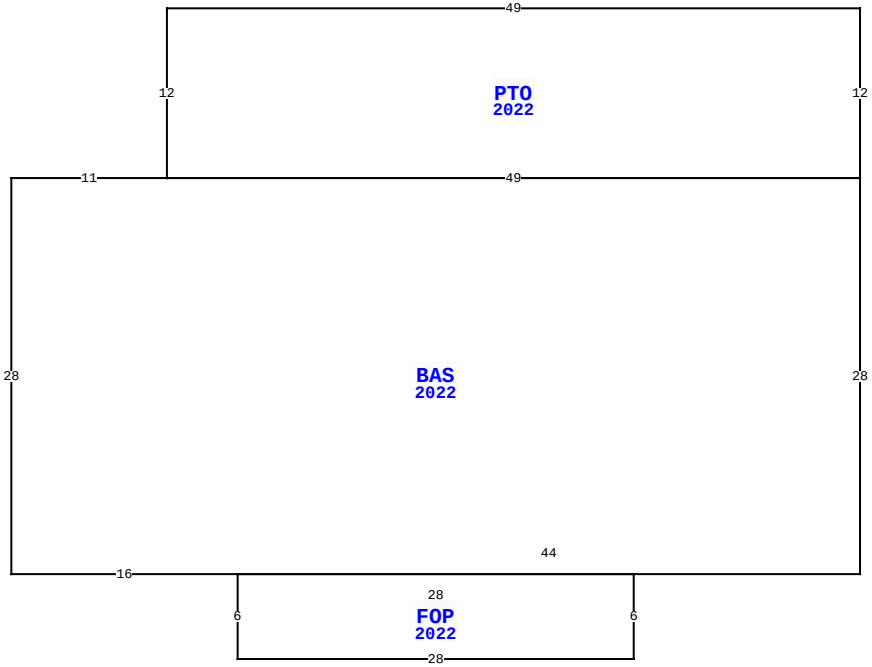
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2022	1,680	224,211
FOP	168	30	2022	50	6,673
PTO	588	5	2022	29	3,871
TOTALS	2,436			1,759	234,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,759	101.6100	134.13	235,945	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 1680 HX Base Yr



431066 KEEN CEMETERY RD, CALLAHAN

BLD DATE		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	234,755
TOTAL MARKET OB/XF VALUE	3,465
TOTAL LAND VALUE - MARKET	110,700
TOTAL MARKET VALUE	348,920
SOH/AGL Deduction	26,256
ASSESSED VALUE	322,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,664
TOTAL JUST VALUE	348,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016375	CO ISSUED	0	11/01/2022
21007043	NEW CONSTR	223,681	06/01/2021
MH992601	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/0947	4/30/2021	WD	U	V	11	100
GRANTOR: EBY PETER JOHN & ELIZ						
GRANTEE: EBY PETER JOHN						
1828/1415	12/06/2012	WD	U	I	38	34,000
GRANTOR: CONNER DANIEL A						
GRANTEE: EBY PETER JOHN & EL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W49 S12 BAS=[YR=2022] W11 S28 E16 FOP=[YR=2022] S6 E28 N6 W28$ E44 N28 W49$ E49 N12$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	0006	OR	0.00	0.00	3.69	AC		1.00	1.00	1.00	30,000.00	30,000.00	110,700							

REVIEW DATE 07/26/2022 BY TW Total Acres: 3.69 Total Land Value: 110,700 Market: 0 Agricultural: 0 Common: 110,700 PRINTED 07/30/2025 BY SYS