

MILLIGAN DARRELL T & DONNA S
43267 THOMAS CREEK DRIVE
CALLAHAN, FL 32011

24-1N-24-0750-0002-0110

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2						
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										6		
																									VALUATION BY		STANDARD									
																									Tax Group: 6		Tax Dist:									
																									BUILDING MARKET VALUE		322,792									
																									TOTAL MARKET OB/XF VALUE		50,621									
																									TOTAL LAND VALUE - MARKET		140,985									
																									TOTAL MARKET VALUE		514,398									
																									SOH/AGL Deduction		294,970									
																									ASSESSED VALUE		219,428									
																									TOTAL EXEMPTION VALUE		HX HB		50,722							
																									BASE TAXABLE VALUE		168,706									
																									TOTAL JUST VALUE		514,398									
																									NCON VALUE		0									
																									INCOME VALUE											
																									PREVIOUS YEAR MKT VALUE		477,043									
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																														
TOTALS																																				
EXTRA FEATURES													BLD DATE												LGL DATE											
													XF DATE												LAND DATE		05/09/2025 MLU									
													INC DATE												AG DATE											
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																		
11	0470	VNYL GATE		0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384																			