BLOCK 3 PT OF LOT 5
IN OR 592 PG 892
HILL AT THOMAS CREEK PB 5/65

CAMPBELL ROGER & DEBORAH D
43002 WOODPECKER PLACE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

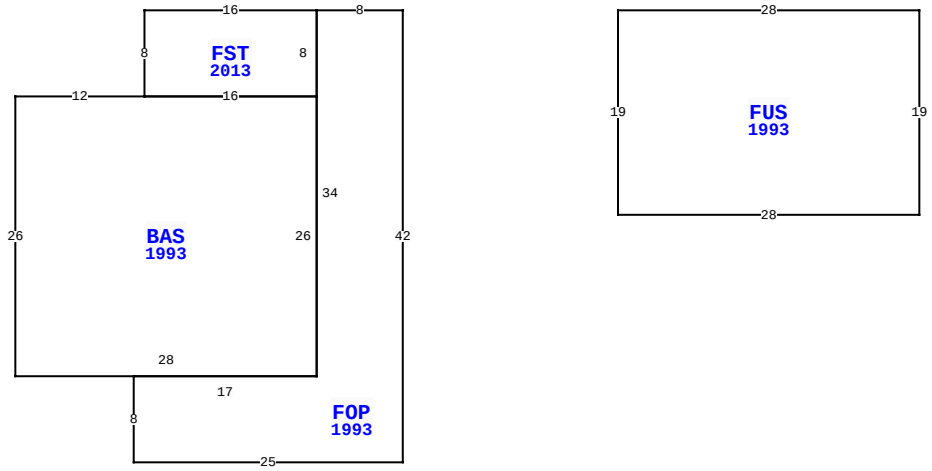
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	728	100	1993	728	68,191
FOP	472	30	1993	142	13,301
FST	128	55	2013	70	6,557
FUS	532	100	1993	532	49,832
TOTALS	1,860			1,472	137,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,472	111.1800	111.18	163,657	1990	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 0 Heated Area: 1260 HX Base Yr



43002 WOODPECKER PL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		137,881
TOTAL MARKET OB/XF VALUE		5,580
TOTAL LAND VALUE - MARKET		186,000
TOTAL MARKET VALUE		329,461
SOH/AGL Deduction		190,968
ASSESSED VALUE		138,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,771
TOTAL JUST VALUE		329,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004700	NEW ROOF	7,000	04/12/2023
3496	H/AC	2,650	08/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0592/0892	3/14/1990	WD	Q	V		45,000
GRANTOR: PERRET JOHN P						
GRANTEE: CAMPBELL ROGER & DE						
0581/0777	10/13/1989	WD	U	V	09	52,500
GRANTOR: CONNER DANIEL A						
GRANTEE: PERRET JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 FST=[YR=2013] W16 S8 BAS=[YR=1993] W12 S26E28 N26 W16$ E16 N8$ S34 W17 S8 E25 N42$ PTR= E20 FUS=[YR=1993] E28 S19 W28 N19$ W20$.

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	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	4,620	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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	12.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	186,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 12.00 Total Land Value: 186,000 Market: 0 Agricultural: 0 Common: 186,000 PRINTED 07/30/2025 BY SYS