BLOCK 3 PT OF LOT 14 (S-1)
IN OR 1226/684
HILLS AT THOMAS CREEK PB 5/65

CLIFTON CHRISTOPHER E & KAREN D
43073 CLIFTON ACRES ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0141

BUILDING CHARACTERISTICS

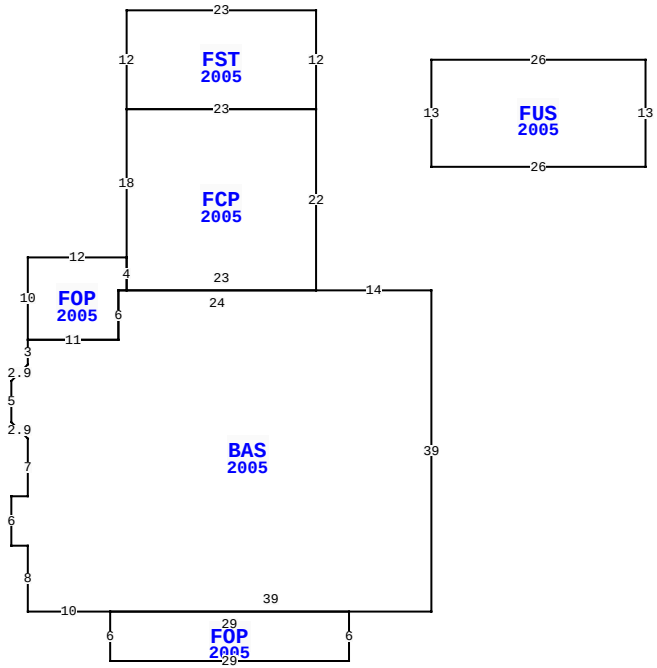
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,871	100	2005	1,871	180,618
FCP	506	25	2005	126	12,163
FOP	114	30	2005	34	3,283
FOP	174	30	2005	52	5,020
FST	276	55	2005	152	14,674
FUS	338	100	2005	338	32,629
TOTALS	3,279			2,573	248,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	111.2832	111.28	286,323	2005	2005	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2006 Heated Area: 2209 HX Base Yr 2006



43073 CLIFTON ACRES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		262,414
TOTAL MARKET OB/XF VALUE		6,521
TOTAL LAND VALUE - MARKET		224,955
TOTAL MARKET VALUE		317,341
SOH/AGL Deduction		132,445
ASSESSED VALUE		184,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,174
TOTAL JUST VALUE		493,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018483	REPAIR/RRF	21,600	12/15/2022
19006865	CARPORT	3,000	06/27/2019
B20690	GARAGE	34,650	10/01/2007
E0413967	ELEC OTHER	6,000	12/01/2004
M0409031	H/AC	0	12/01/2004
P0408770	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/0684	4/29/2004	QC	Q	V	01	43,400

GRANTOR: CLIFTON MACKLIN R & S

GRANTEE: CLIFTON CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FCP=[YR=2005] N22 FST=[YR=2005] N12 W23 S12 E23$ W23 S18 FOP=[YR=2005] W12 S10 E11 N6 E1 N4$ S4 E23$ W24 S6 W11 S3 L2 D2 S5 R2 D2 S7 W2 S6 E2 S8 E10 FOP=[YR=2005] S6 E29 N6 W29$ E39 N39$ PTR=N15 FUS=[YR=2005] N13 E26 S13 W26$ S15$.

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	0812	CONCRETE C	0	100	0	0	1,417.00	SF	4.00	4.00	100	2005	2005	3	84	4,761	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 6,521

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	390.00	390.00	2,340							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.61	AC		1.00	1.00	1.00	190.00	190.00	1,066							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.61	AC		1.00	1.00	1.00	15,500.00	15,500.00	179,955							

REVIEW DATE 12/19/2019 BY TW Total Acres: 12.61 Total Land Value: 48,406 Market: 179,955 Agricultural: 3,406 Common: 45,000 PRINTED 07/30/2025 BY SYS

BLOCK 3 PT OF LOT 14 (S-1)
IN OR 1226/684
HILLS AT THOMAS CREEK PB 5/65

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CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0141

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

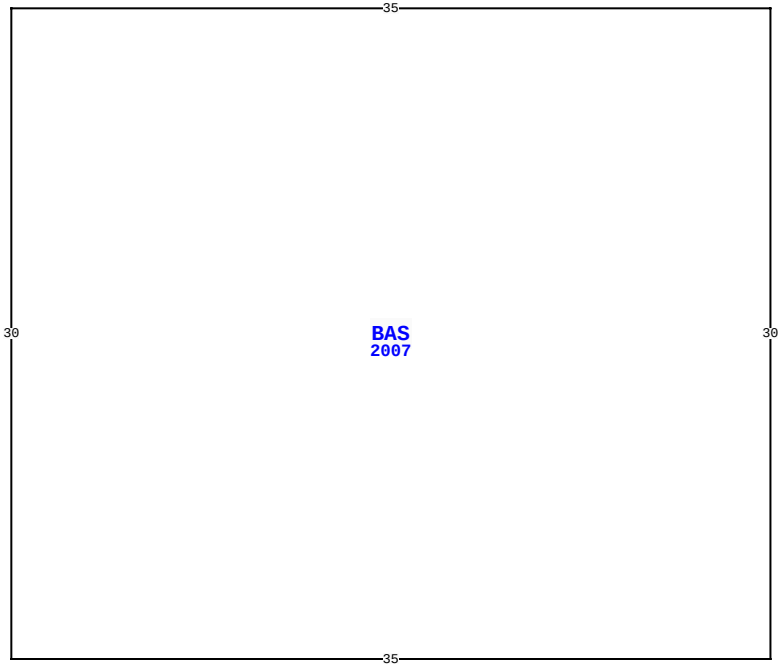
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2007	1,050	14,029
TOTALS	1,050			1,050	14,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	47.5200	17.58	18,459	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2006 Heated Area: 1050 HX Base Yr 2006



43073 CLIFTON ACRES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

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BASE TAXABLE VALUE		134,174
TOTAL JUST VALUE		493,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046944	REPAIR/RRF	4,500	12/01/2004
B0414166	NEW CONSTR	137,159	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/0684	4/29/2004	QC	Q	V	01	43,400

GRANTOR: CLIFTON MACKLIN R & S
GRANTEE: CLIFTON CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W35 S30 E35 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/19/2019 BY TW Total Acres: 12.61 Total Land Value: 48,406 Market: 179,955 Agricultural: 3,406 Common: 45,000 PRINTED 07/30/2025 BY SYS