BLOCK 3 PT OF LOT 14 (S-2)
IN OR 1226/686
HILLS AT THOMAS CREEK PB 5/65

CLIFTON SHIRLEY A
43123 CLIFTON ACRES RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0142

BUILDING CHARACTERISTICS

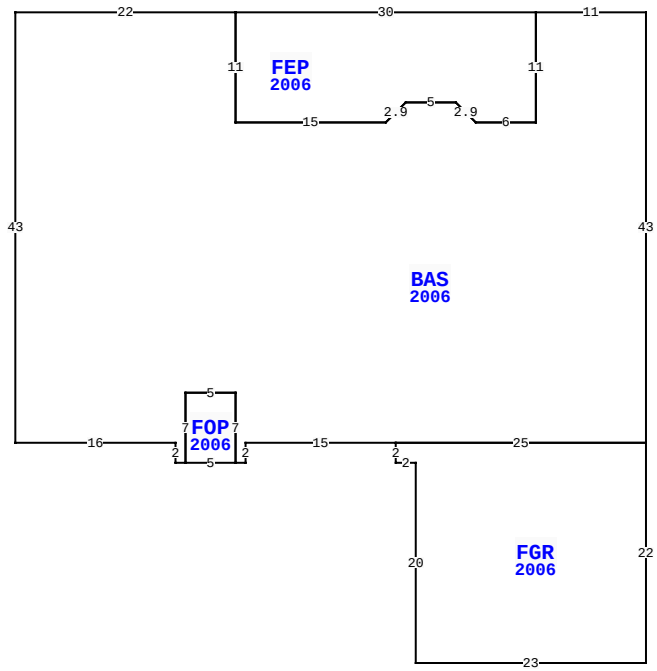
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,372	100	2006	2,372	260,966
FEP	316	80	2006	253	27,835
FGR	510	55	2006	280	30,805
FOP	35	30	2006	10	1,100
TOTALS	3,233			2,915	320,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,915	96.3594	127.19	370,759	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2007 Heated Area: 2372 HX Base Yr 2007



43123 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		320,707
TOTAL MARKET OB/XF VALUE		14,814
TOTAL LAND VALUE - MARKET		241,230
TOTAL MARKET VALUE		383,548
SOH/AGL Deduction		200,330
ASSESSED VALUE		183,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,496
TOTAL JUST VALUE		576,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005270	NEW ROOF	34,037	04/24/2023
E15921	ELEC OTHER	6,500	10/01/2005
M10409	MECH OTHER	0	10/01/2005
C15495	CO ISSUED	221,000	08/01/2005
P09836	OTHER	0	08/01/2005
B15495	NEW CONSTR	221,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/0686	4/29/2004	QC	Q	V	01	43,400

GRANTOR: CLIFTON CHRISTOPHER E

GRANTEE: CLIFTON MACKLIN R&

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FEP=[YR=2006] W30 S11 E15 R2 U2 E5 D2 R2 E6 N11$ S11 W6 L2 U2 W5 D2 L2 W15 N11 W22 S43 E16 S2 E1 FOP=[YR=2006] E5 N7 W5 S7$ N7 E5 S7 E1 N2 E15 FGR=[YR=2006] S2 E2 S20 E23 N22 W25$E25 N43$.

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	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	1,650.00	SF	5.20	5.20	100	2006	2006	3	86	7,379	
3	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	2011	2011	3	60	4,320	

LAND DESCRIPTION

TOTAL OB/XF 14,814

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	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	4.66	AC		1.00	1.00	1.00	390.00	390.00	1,817							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	190.00	190.00	1,140							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.66	AC		1.00	1.00	1.00	15,500.00	15,500.00	196,230							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 12.66 Total Land Value: 48,027 Market: 196,230 Agricultural: 3,027 Common: 45,000 PRINTED 07/30/2025 BY SYS