BLOCK 3 PT OF LOT 14 (S-3)
IN OR 1226/688
HILLS AT THOMAS CREEK PB 5/65

CLIFTON SCOTT RAY
43055 CLIFTON ACRES ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0143

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

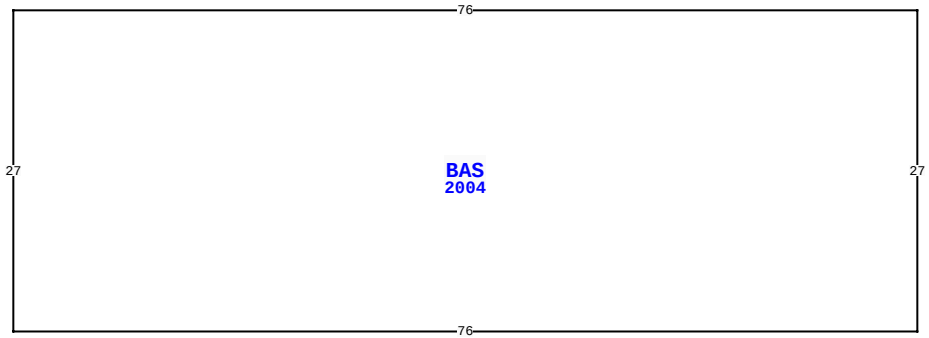
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2004	2,052	106,298
TOTALS	2,052			2,052	106,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	99.62	204,420	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 2052 HX Base Yr 2005



43055 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		126,381
TOTAL MARKET OB/XF VALUE		10,609
TOTAL LAND VALUE - MARKET		265,410
TOTAL MARKET VALUE		186,936
SOH/AGL Deduction		76,497
ASSESSED VALUE		110,439
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,717
TOTAL JUST VALUE		402,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/0688	4/29/2004	QC	Q	V	01	43,400

GRANTOR: CLIFTON MACKLIN R ETA
GRANTEE: CLIFTON SCOTT RAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 N27$.

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	2004	2004	3	87	3,045	
2	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	2005	2005	3	36	1,728	
3	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2008	2008	3	88	2,288	
4	0753	UEP	0	100	28	12	336.00	SF	22.00	22.00	100	2008	2008	3	48	3,548	

LAND DESCRIPTION

TOTAL OB/XF 10,609

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	0006	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	11.22	AC		1.00	1.00	1.00	390.00	390.00	4,376							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.22	AC		1.00	1.00	1.00	15,500.00	15,500.00	220,410							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 15.22 Total Land Value: 49,946 Market: 220,410 Agricultural: 4,946 Common: 45,000 PRINTED 07/30/2025 BY SYS

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43055 CLIFTON ACRES ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0143

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

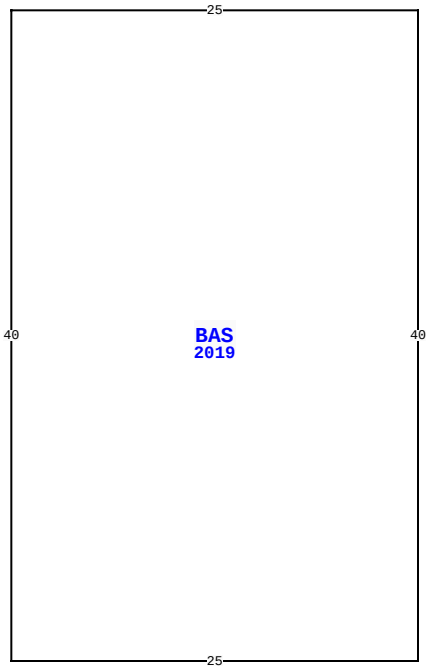
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2019	1,000	20,083
TOTALS	1,000			1,000	20,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,000	57.1320	21.14	21,140	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2005 Heated Area: 1000 HX Base Yr 2005



43055 CLIFTON ACRES RD, CALLAHAN

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XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/0688	4/29/2004	QC	Q	V	01	43,400

GRANTOR: CLIFTON MACKLIN R ETA
GRANTEE: CLIFTON SCOTT RAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 S40 E25 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/03/2020 BY TWA Total Acres: 15.22 Total Land Value: 49,946 Market: 220,410 Agricultural: 4,946 Common: 45,000 PRINTED 07/30/2025 BY SYS