BLK 3 PT OF LOT 28
IN OR 1297/147
HILLS OF THOMAS CREEK PBK 5/65

SIMPSON JULIA ANN ANDREWS
43222 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0283

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	11	CLAY TILE 20
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
Quality	05	Quality Level 05

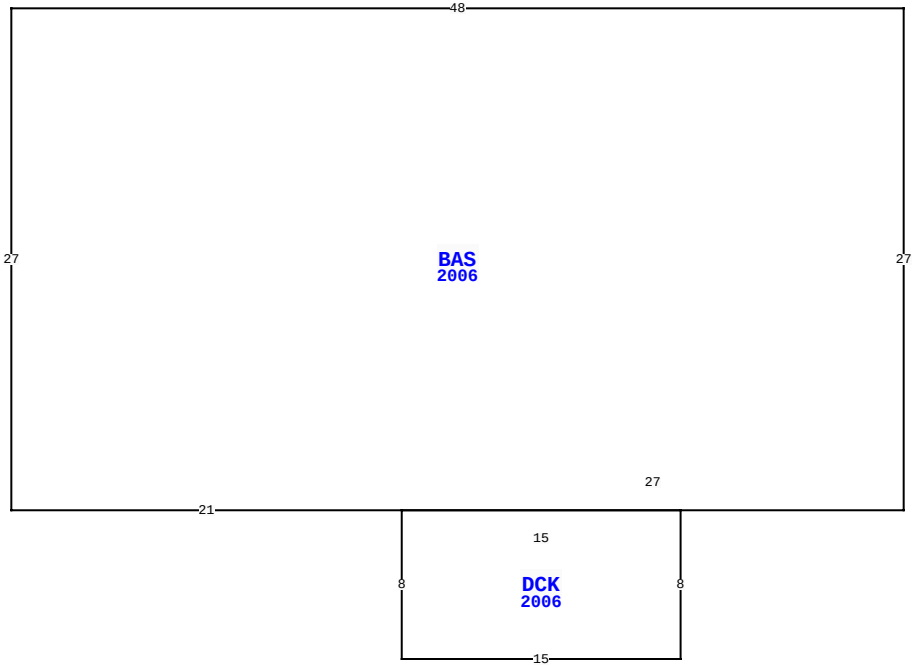
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2006	1,296	88,238
DCK	120	15	2006	18	1,225
TOTALS	1,416			1,314	89,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,314	143.0400	121.58	159,756	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 0 Heated Area: 1296 HX Base Yr 2006



43222 THOMAS CREEK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,463
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		50,760
TOTAL MARKET VALUE		141,951
SOH/AGL Deduction		76,084
ASSESSED VALUE		65,867
TOTAL EXEMPTION VALUE	HX HB	40,867
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009114	9 WINDOWS S	0	07/13/2021
R12678	METAL ROOF FOR PO	1,500	07/01/2011
B24712	ADDITION	3,750	05/01/2011
MH4782	MH MOVE-ON	0	06/27/2006
E17395	ELEC OTHER	0	05/01/2006
M11564	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0147	2/22/2005	QC	Q	I	06	100

GRANTOR: ANDREWS JULIA ANN &
GRANTEE: PIKE CALVIN RAY

0566/1054	4/03/1989	WD	Q	V		14,500

GRANTOR: HENDERSON FRANKLIN D
GRANTEE: ANDREWS & PIKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S27 E21 DCK=[YR=2006] S8 E15 N8 W15$ E27 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	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	2011	2011	3	60	1,728	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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	1.41	AC		1.00	1.00	0.80	45,000.00	36,000.00	50,760							

REVIEW DATE 02/14/2022 BY TWA Total Acres: 1.41 Total Land Value: 50,760 Market: 0 Agricultural: 0 Common: 50,760 PRINTED 07/30/2025 BY SYS