BLOCK 3 PT OF LOT 28
IN OR 1690/1998
R673447 & R673448

THOMPSON ADRIEL B & DEBRA H
540111 US HWY 1
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0284

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 90
Interior Floo	08	SHT VINYL 10
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

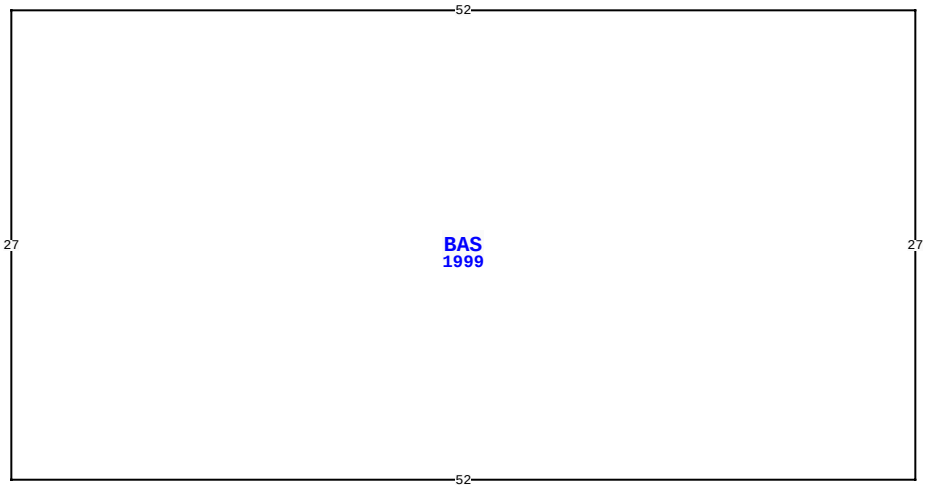
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1999	1,404	70,732
TOTALS	1,404			1,404	70,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	141.1200	119.95	168,410	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



43232 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	70,732
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,560
TOTAL MARKET VALUE	132,292
SOH/AGL Deduction	19,839
ASSESSED VALUE	112,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,453
TOTAL JUST VALUE	132,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24685	XFOB	2,500	05/01/2011
MH992638	MH MOVE-ON	0	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1690/1998	7/26/2010	WD	U	I	18	40,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: THOMPSON ADRIEL B &						
1676/0001	5/04/2010	WD	U	I	11	100
GRANTOR: FLAGSTAR BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 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

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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.71	AC		1.00	1.00	0.80	45,000.00	36,000.00	61,560							

REVIEW DATE 06/17/2020 BY TWA Total Acres: 1.71 Total Land Value: 61,560 Market: 0 Agricultural: 0 Common: 61,560 PRINTED 07/30/2025 BY SYS