

BLK 3 PT OF LOT 28
IN OR 1770/292
HILLS OF THOMAS CREEK PBK 5/65

BROOKS HOWARD LEE SR
4651 ROANOKE BLVD
JACKSONVILLE, FL 32208

2025

24-1N-24-0750-0003-0285



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
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	1,064	100	1994	1,064	48,889
UOP	128	25	1994	32	1,470
TOTALS	1,192			1,096	50,359

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	30	22			35.00	100	1995
2	0810	CONCRETE A	0	0	0	0			6.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	OR	0.00	0.00	1.75	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,096	128.7000	109.40	119,902	1994	1999	0	0	0	58.00	42.00	
1 M/H 94+ - 0% - 2024													
Heated Area: 1064													
HX Base Yr													
14 38 16 8 16 8 38 14													
BAS 1994													
UOP 1994													
43212 THOMAS CREEK RD, CALLAHAN													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/21/2025 MLU													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		50,359	
TOTAL MARKET OB/XF VALUE		6,123	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		119,482	
SOH/AGL Deduction		14,535	
ASSESSED VALUE		104,947	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		104,947	
TOTAL JUST VALUE		119,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94397	MH MOVE-ON	22,000	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/533	12/12/2023	QC	U	I	11	32,000
GRANTOR: SHELBY ASHLEY R						
GRANTEE: BROOKS HOWARD LEE S						
1770/0292	12/06/2011	WD	Q	I	01	52,000
GRANTOR: BELL REINE LEIGH & RO						
GRANTEE: SHELBY ASHLEY R						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W76 S14 E38 UOP=[YR=1994] S8 E16 N8 W16\$ E38 N14\$.											