BLOCK 3 PT OF LOT 28
IN OR 2680/1653 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

43176 THOMAS CREEK LAND TRUST/HOMES HUB LLC TRUSTE
1718 CAPITOL AVENUE
CHEYENNE, WY 82001

2025

24-1N-24-0750-0003-0287

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

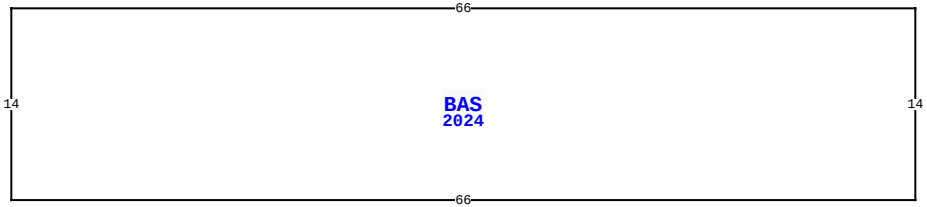
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	19,205
TOTALS	924			924	19,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	86.6000	69.28	64,015	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



43176 THOMAS CREEK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	19,204
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	64,204
SOH/AGL Deduction	7,220
ASSESSED VALUE	56,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,984
TOTAL JUST VALUE	64,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1653	8/24/2023	WD	U	V	37	6,000

GRANTOR: 43013 LARSEN LAND TRU
GRANTEE: 43176 THOMAS CREEK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] S14 E66 N14 W66 $
.

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/13/2023 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS