BLOCK 4 PT OF LOT 4 (S-2)
IN OR 1006/304 (EX S-4)
HILLS @ THOMAS CREEK PB 5/65

STAHLER JEREMY D
P O BOX 2224
CALLAHAN, FL 32011-2224

2025

24-1N-24-0750-0004-0042

BUILDING CHARACTERISTICS

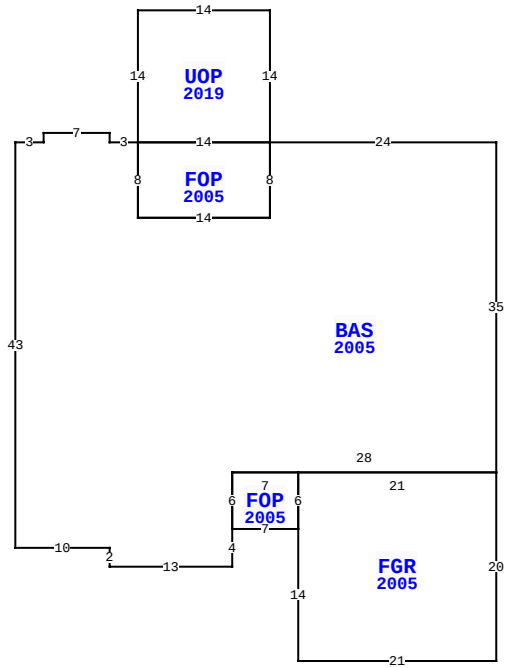
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,890	100	2005	1,890	209,131
FGR	420	55	2005	231	25,560
FOP	42	30	2005	13	1,439
FOP	112	30	2005	34	3,762
UOP	196	20	2019	39	4,316
TOTALS	2,660			2,207	244,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,207	95.2560	125.74	277,508	2005	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2006 Heated Area: 1890 HX Base Yr 2006



43000 GLADE HILL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,434
TOTAL MARKET OB/XF VALUE		14,400
TOTAL LAND VALUE - MARKET		97,440
TOTAL MARKET VALUE		366,274
SOH/AGL Deduction		195,037
ASSESSED VALUE		171,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,515
TOTAL JUST VALUE		366,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010343	REPAIR/RRF	14,235	07/06/2022
B0412502	NEW CONSTR	131,379	01/03/2004
B018559	GARAGE	18,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1006/0304	9/04/2001	WD	U	I	13	42,500
GRANTOR: GRAHAM SHARI T						
GRANTEE: STAHLER JEREMY D						
0962/0214	12/14/2000	WD	Q	V		24,500
GRANTOR: BROOKS JOHN H						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 UOP=[YR=2019] N14 W14 S14 FOP=[YR=2005] S8 E14 N8 W14$ E14 $ S8 W14 N8 W3 N1 W7 S1 W3 S43 E10 S2 E13 N4 FOP=[YR=2005] E7 FGR=[YR=2005] S14 E21 N20 W21 S6$ N6 W7 S6$ N6 E28 N35$.

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	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	86	2,236	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2006	2006	3	40	768	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	28.00	28.00	100	2012	2012	3	64	7,168	
5	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	100	2019	2019	3	97	1,148	

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	0005	OR	0.00	0.00	4.06	AC		1.00	1.00	0.80	30,000.00	24,000.00	97,440							

REVIEW DATE 12/13/2022 BY WWX Total Acres: 4.06 Total Land Value: 97,440 Market: 0 Agricultural: 0 Common: 97,440 PRINTED 07/30/2025 BY SYS

BLOCK 4 PT OF LOT 4 (S-2)
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2025

24-1N-24-0750-0004-0042

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

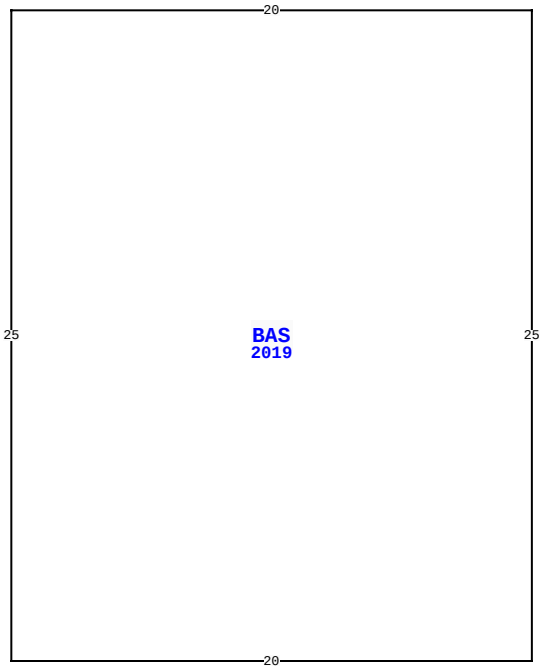
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2019	500	10,227
TOTALS	500			500	10,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	58.1900	21.53	10,765	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2006 Heated Area: 500 HX Base Yr 2006



43000 GLADE HILL RD, CALLAHAN

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GRANTOR: BROOKS JOHN H						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S25 E20 N25$.

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

REVIEW DATE 12/13/2022 BY WWX Total Acres: 4.06 Total Land Value: 97,440 Market: 0 Agricultural: 0 Common: 97,440 PRINTED 07/30/2025 BY SYS