BLK 4 PT OF LOT 4 (S-3)
IN OR 2495/1369
HILLS @ THOMAS CREEK PB 5/65

ABBOTT CHRISTOPHER & LOVELY/
43032 GLADE HILL RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0043

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

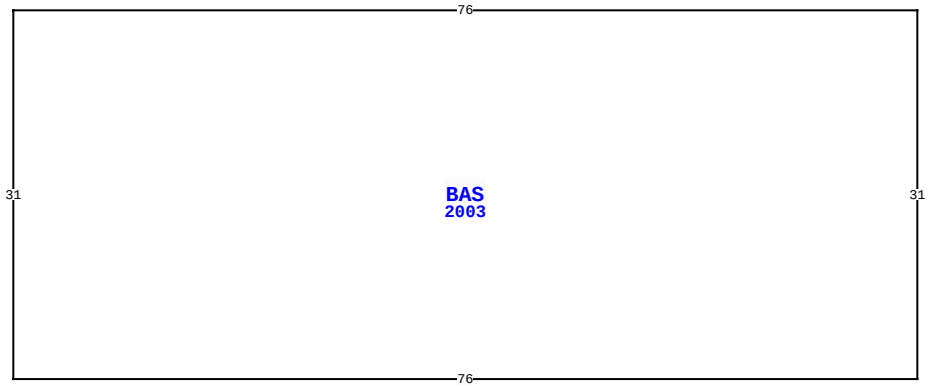
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2003	2,356	190,872
TOTALS	2,356			2,356	190,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	140.1600	119.14	280,694	2002	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



43032 GLADE HILL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		190,872
TOTAL MARKET OB/XF VALUE		3,295
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		242,317
SOH/AGL Deduction		74,565
ASSESSED VALUE		167,752
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,030
TOTAL JUST VALUE		242,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023888	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/1369	8/25/2021	WD	Q	I	01	210,000
GRANTOR: HARRIS BLAIR & MICHAE						
GRANTEE: ABBOTT CHRISTOPHER						
1666/0899	3/08/2010	WD	U	I	40	100
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: OUTLER BLAIR MICHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S31 E76 N31$.

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	2002	2002	3	85	2,975	
2	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2003	2003	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 3,295

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	0007	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS