BLOCK 4 PT OF LOT 5
IN OR 2650/1985
HILLS @ THOMAS CREEK PB 5/66

HOUSTON KIMBERLY
648 PURCELL DR
JACKSONVILLE, FL 32220

2025

24-1N-24-0750-0004-0057

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

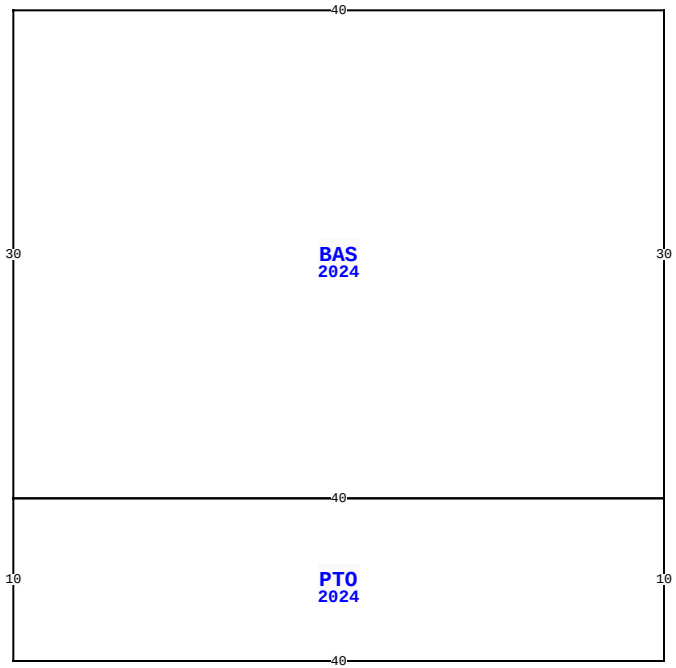
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
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	1,200	100	2024	1,200	29,474
PTO	400	5	2024	20	491
TOTALS	1,600			1,220	29,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,220	67.0450	24.81	30,268	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 1200 HX Base Yr



43189 EGGER PL, 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	29,965
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	93,715
SOH/AGL Deduction	11,383
ASSESSED VALUE	82,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,332
TOTAL JUST VALUE	93,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,847

MISC SHEDS NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003323	DEMOLITION	0	03/01/2022
21013929	DEMOLITION	0	10/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2650/1985	6/29/2023	QC	U	I	11	0
GRANTOR: HOUSTON SAMUEL L & KI						
GRANTEE: HOUSTON KIMBERLY						
1003/0565	8/15/2001	WD	Q	I	05	32,000
GRANTOR: ASSOCIATES HOME EQUIT						
GRANTEE: HOUSTON SAMUEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E40 S30 W40 N30 $
PTO=[YR=2024;ORIG=40,40] E40 S10 W40 N10 $
.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 01/23/2024 BY KWX Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS