BLOCK 4 PT OF LOT 7 (S-1)
IN OR 1983/832 SEC 19-1N-25
EX S-4

SALIS CONNIE
43156 MORRIS DR
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0071

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

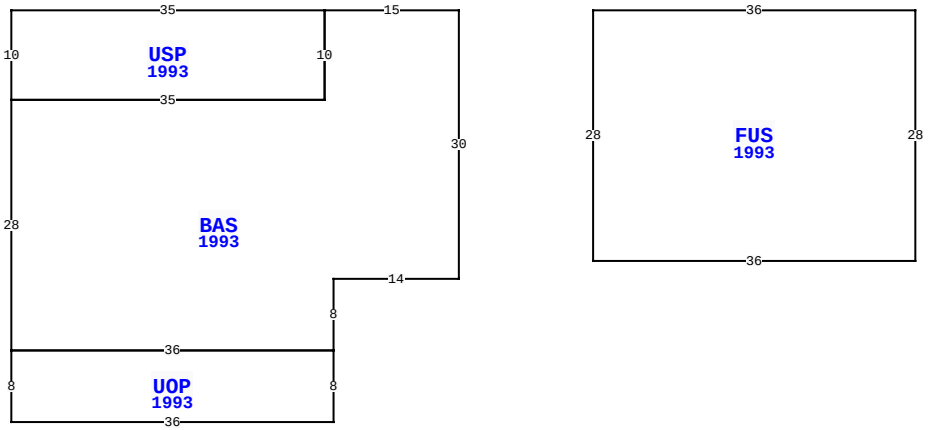
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1993	1,438	151,856
FUS	1,008	100	1993	1,008	106,448
UOP	288	20	1993	58	6,125
USP	350	30	1993	105	11,088
TOTALS	3,084			2,609	275,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,609	126.8496	126.85	330,952	1986	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2016 Heated Area: 2446 HX Base Yr 2016



43156 MORRIS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		275,518
TOTAL MARKET OB/XF VALUE		9,289
TOTAL LAND VALUE - MARKET		103,200
TOTAL MARKET VALUE		388,007
SOH/AGL Deduction		262,808
ASSESSED VALUE		125,199
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		69,477
TOTAL JUST VALUE		388,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7886	MH MOVE-ON	17,000	07/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1983/0832	5/28/2015	SW	U	I	12	160,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SALIS CONNIE						
1964/0087	2/23/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=1993] W35 S10 E35 N10$ S10 W35 S28
UOP=[YR=1993] S8 E36 N8 W36$ E36 N8 E14 N30$ PTR= E15
FUS=[YR=1993] E36 S28 W36 N28$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,315.00	SF	4.00	4.00	100	1993	1993	3	64	3,366	
2	0300	BOAT DCK W	0	100	0	0	180.00	SF	40.00	40.00	100	1988	1988	3	20	1,440	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	21.30	21.30	100	1986	1986	3	20	409	
4	0681	POLE SHED	0	100	0	0	574.00	SF	15.00	15.00	100	1993	1993	3	20	1,722	
5	0510	GARAGE WD-	0	100	14	24	336.00	SF	35.00	35.00	100	1992	1992	3	20	2,352	

LAND DESCRIPTION

TOTAL OB/XF 9,289

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	3.44	AC		1.00	1.00	1.00	30,000.00	30,000.00	103,200							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 3.44 Total Land Value: 103,200 Market: 0 Agricultural: 0 Common: 103,200 PRINTED 07/30/2025 BY SYS