BLOCK 4 PT OF LOT 7 (S-2)
OR 491/1305 SEC 19-1N-25
HILLS AT THOMAS CREEK PB 5/65

MORRIS DENNIS E & MARY M
43114 MORRIS DR
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0072

BUILDING CHARACTERISTICS

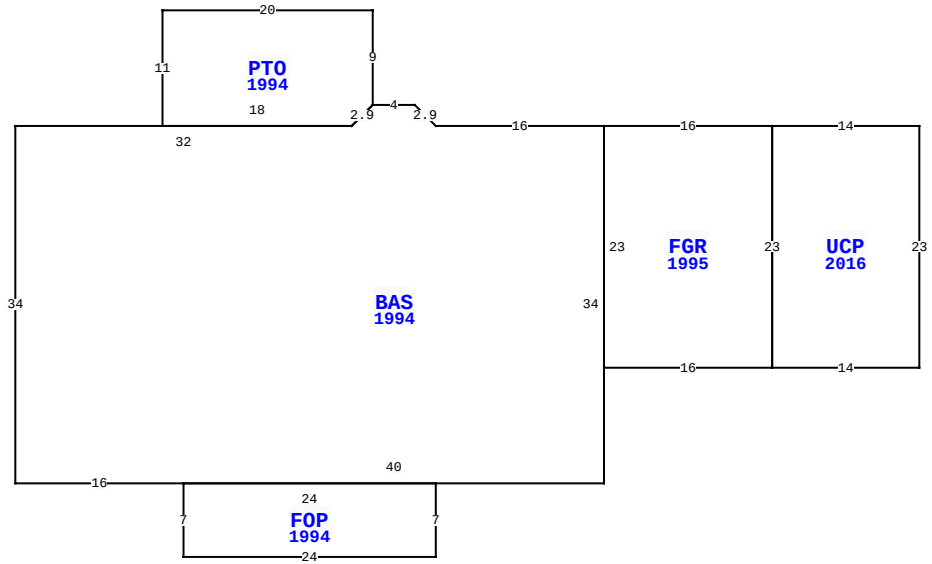
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,916	100	1994	1,916	254,746
FGR	368	55	1995	202	26,857
FOP	168	30	1994	50	6,648
PTO	218	5	1994	11	1,463
UCP	322	20	2016	64	8,509
TOTALS	2,992			2,243	298,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	123.9700	163.64	367,045	1994	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 1916 HX Base Yr



43114 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		298,224
TOTAL MARKET OB/XF VALUE		10,792
TOTAL LAND VALUE - MARKET		97,800
TOTAL MARKET VALUE		406,816
SOH/AGL Deduction		263,683
ASSESSED VALUE		143,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,411
TOTAL JUST VALUE		406,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615381	REPAIR/RRF	10,000	09/30/2016
93430	NEW CONSTR	84,284	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0491/1305	6/26/1986	WD	U	V		100

GRANTOR: MORRIS LAMAR

GRANTEE: MORRIS DENNIS & MAR

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2016] W14 FGR=[YR=1995] W16 BAS=[YR=1994] W16 U2 L2 W4 PTO=[YR=1994] N9 W20 S11 E18 U2 R2 $ D2 L2 W32 S34 E16 FOP=[YR=1994] S7 E24 N7 W24$E40 N34$S23 E16 N23$ S23 E14 N23$.

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	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	100	1994	1994	3	66	2,728	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2008	2008	3	48	8,064	

LAND DESCRIPTION

TOTAL OB/XF 10,792

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	3.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,800							

REVIEW DATE 06/17/2020 BY TWA Total Acres: 3.26 Total Land Value: 97,800 Market: 0 Agricultural: 0 Common: 97,800 PRINTED 07/30/2025 BY SYS