

BLOCK 4 PT OF LOT 8
IN OR 822 PG 460 (19-1N-25)
HILLS AT THOMAS CREEK PB 5/65

BILLINGS DARRYL W & ALONDA H
43002 MORRIS DRIVE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0081



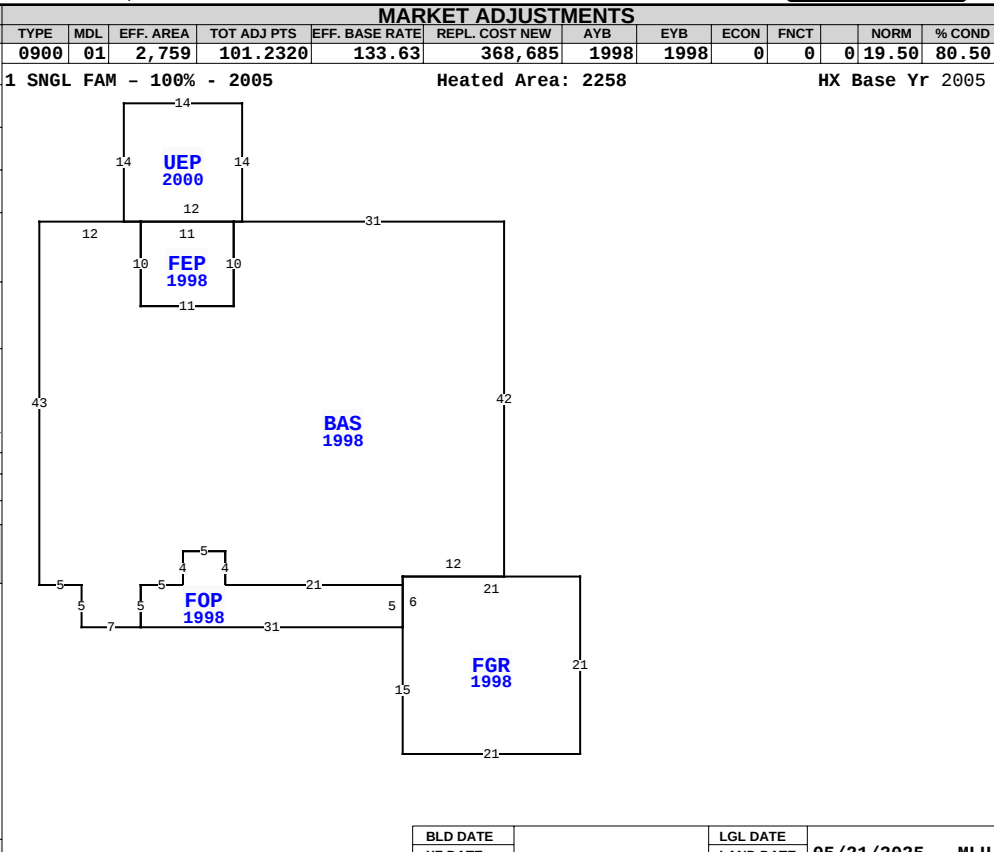
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,258	100	1998	2,258	242,898
FEP	110	80	1998	88	9,466
FGR	441	55	1998	243	26,140
FOP	175	30	1998	52	5,594
UEP	196	60	2000	118	12,693
TOTALS					3,180 2,759 296,791

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,459.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC	



TOTAL OB/XF											
4,627											

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4,627											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						296,791					
TOTAL MARKET OB/XF VALUE						4,627					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						346,418					
SOH/AGL Deduction						196,630					
ASSESSED VALUE						149,788					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						99,066					
TOTAL JUST VALUE						346,418					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						323,407					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006984	ADDITION	14,986	03/01/2000
B984874	NEW CONSTR	108,000	04/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0822/0460	2/10/1998	WD	Q	V	01	100			
GRANTOR: CALHOUN JOE SR & VIVI									
GRANTEE: BILLINGS DARRYL & A									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W31 UEP=[YR=2000] N14 W14 S14 E2 FEP=[YR=1998] S10 E11 N10 W11 \$ E12\$ W1 S10 W11 N10 W12 S43 E5 S5 E7 FOP=[YR=1998] E31 FGR=[YR=1998] S15 E21 N21 W21 S6\$ N5 W21 N4 W5 S4 W5 S5\$ N5 E5 N4 E5 S4 E21 N1 E12 N42\$.											