BLK 4 PT OF LOT 16
IN OR 1906/1466
HILLS AT THOMAS CREEK SUB

WRIGHT DAVID R
43060 CHEROKEE TRL
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0163

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

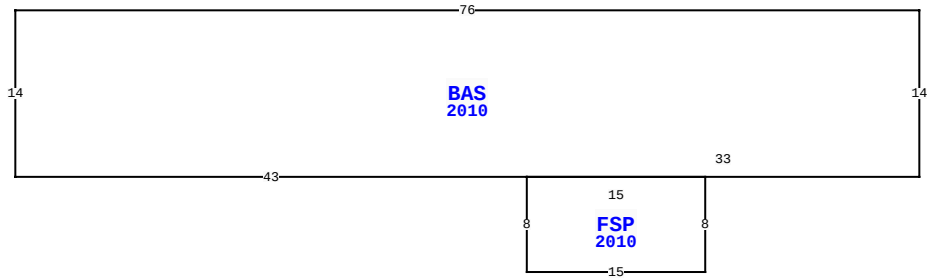
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2010	1,064	32,246
FSP	120	60	2010	72	2,182
TOTALS	1,184			1,136	34,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,136	126.2800	101.02	114,759	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



43072 BRANDON WAY, 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	50,810
TOTAL MARKET OB/XF VALUE	1,862
TOTAL LAND VALUE - MARKET	86,850
TOTAL MARKET VALUE	139,522
SOH/AGL Deduction	51,090
ASSESSED VALUE	88,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,432
TOTAL JUST VALUE	139,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1906/1466	3/05/2014	QC	U	I	11	100
GRANTOR: WRIGHT KARI						
GRANTEE: WRIGHT DAVID						
1727/0022	3/02/2011	WD	Q	I	01	30,000
GRANTOR: WILKES SHELIA D						
GRANTEE: WRIGHT DAVID & KARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S14 E43 FSP=[YR=2010] S8 E15 N8 W15$ E33 N14$.

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	0350	CARPORT WD	0	0	24	12	288.00	SF	3.25	3.25	100	2010	2010	3	40	374	
2	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
3	0754	FOP	0	0	15	8	120.00	SF	15.00	15.00	100	2010	2010	3	40	720	

LAND DESCRIPTION

TOTAL OB/XF 1,862

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	0007	OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	45,000.00	45,000.00	86,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.93 Total Land Value: 86,850 Market: 0 Agricultural: 0 Common: 86,850 PRINTED 07/30/2025 BY SYS

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2025

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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

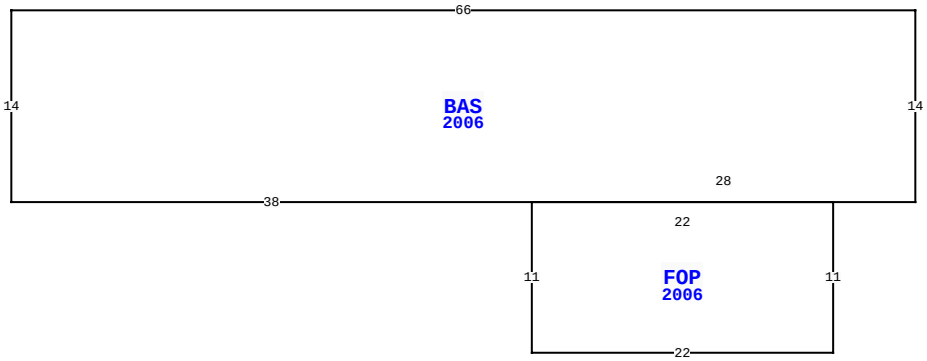
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2006	924	15,182
FOP	242	30	2006	73	1,199
TOTALS	1,166			997	16,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	997	68.4600	54.77	54,606	1983	1983	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



43072 BRANDON WAY, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: WILKES SHELIA D						
GRANTEE: WRIGHT DAVID & KARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S14 E38 FOP=[YR=2006] S11 E22 N11 W22$ E28 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.93 Total Land Value: 86,850 Market: 0 Agricultural: 0 Common: 86,850 PRINTED 07/30/2025 BY SYS