LOT 3
F/N/A PARCEL 15-5 & 15-8
IN OR 1819/959

THOMPSON GREGORY DEAN
44511 KEME ROAD NORTH
CALLAHAN, FL 32011

2025

33-2N-25-0740-0003-0000

BUILDING CHARACTERISTICS

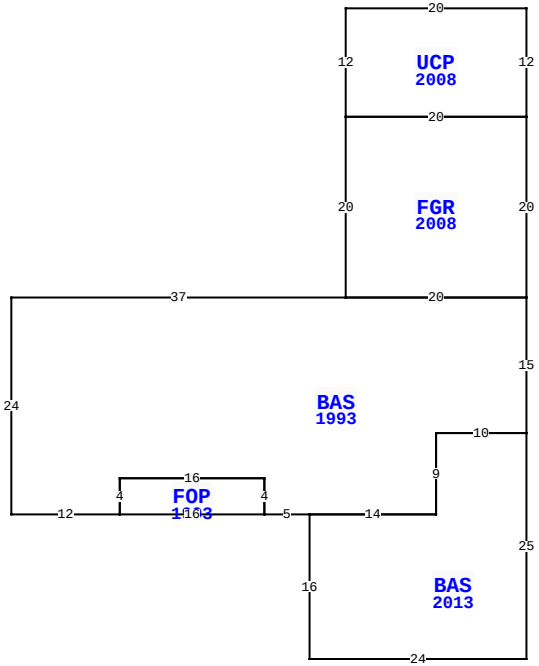
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1993	1,214	108,774
BAS	474	100	2013	474	42,470
FGR	400	55	2008	220	19,712
FOP	64	30	1993	19	1,702
UCP	240	20	2008	48	4,300
TOTALS	2,392			1,975	176,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	101.5280	101.53	200,522	1984	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1688 HX Base Yr 1999



44511 KEME RD, 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		176,961
TOTAL MARKET OB/XF VALUE		15,978
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		285,339
SOH/AGL Deduction		152,148
ASSESSED VALUE		133,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,469
TOTAL JUST VALUE		285,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8796	MH MOVE-ON	13,000	02/04/1992
8468	MH MOVE-ON	15,000	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1819/0959	8/27/2012	QC	U	I	11	100
GRANTOR: THOMPSON GREGORY DEAN						
GRANTEE: THOMPSON GREGORY DE						
0822/1124	2/17/1998	QC	Q	I		44,000
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: THOMPSON DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W20 S12 FGR=[YR=2008] S20 BAS=[YR=1993] W37 S24 E12 FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S4 E5 BAS=[YR=2013] S16 E24 N25 W10 S9 W14 $ E14 N9 E10 N15 W20$ E20 N20 W20$ E20 N12$.

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	0810	CONCRETE A	0	100	0	0	1,971.00	SF	6.50	6.50	100	1998	1998	3	73	9,352	
2	0801	ASPHALT A	0	100	13	44	572.00	SF	2.10	2.10	100	1993	1993	3	50	601	
3	1243	WD DECK F	0	100	0	0	110.00	SF	8.00	8.00	100	2003	2003	3	20	176	
4	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2013	2013	3	55	1,980	
5	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	100	2013	2013	3	93	3,869	

LAND DESCRIPTION

TOTAL OB/XF 15,978

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		OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	92,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.08 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS