PT FRANCIS WOODS DONATION
IN OR 2689/1924

THOMPSON LISA M
450562 SR 200
CALLAHAN, FL 32011

2025

42-2N-25-0000-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

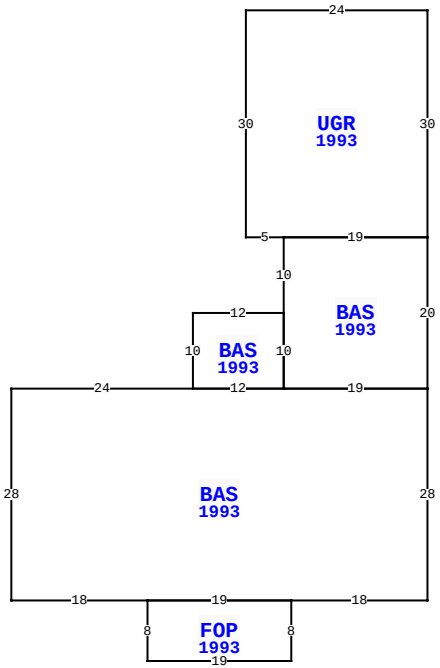
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	120	100	1993	120	12,327
BAS	380	100	1993	380	39,033
BAS	1,540	100	1993	1,540	158,189
FOP	152	30	1993	46	4,725
UGR	720	45	1993	324	33,282
TOTALS	2,912			2,410	247,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,410	113.1900	113.19	272,788	1976	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2009 Heated Area: 2040 HX Base Yr 2009



450562 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,555
TOTAL MARKET OB/XF VALUE		20,931
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		358,486
SOH/AGL Deduction		176,872
ASSESSED VALUE		181,614
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,892
TOTAL JUST VALUE		358,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-15419	METAL ROOF OVER	23,750	12/01/2023
B10340	XFOB	13,000	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1924	1/13/2024	WD	U	I	11	100
GRANTOR: THOMPSON LISA M &						
GRANTEE: THOMPSON LISA M						
1575/1177	7/08/2008	WD	Q	I		279,000
GRANTOR: BURKE JOHN D & MARY A						
GRANTEE: THOMPSON LISA M ETA						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0510	GARAGE WD-	0	100	0	0	448.00	SF	35.00	35.00	100	1985	1985	3	20	3,136	
3	0861	POOL GUNIT	0	100	30	10	300.00	SF	85.00	85.00	100	2003	2003	3	29	7,395	
4	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	2003	2003	3	82	3,864	
5	0911	SCRN RM A	0	100	50	19	950.00	SF	21.88	21.88	100	2003	2003	3	20	4,156	
6	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	21	840	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W19 W12 W24 S28 E18 E19 E18 N28 $
UGR=[YR=1993;ORIG=0,-20] N30 W24 S30 E5 E19 $
BAS=[YR=1993;ORIG=0,0] N20 W19 S10 S10 E19 $
FOP=[YR=1993;ORIG=-37,28] S8 E19 N8 W19 $
BAS=[YR=1993;ORIG=-19,0] N10 W12 S10 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,931

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 02/26/2024 BY KWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS