



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	1993	1,918	198,951
FGR	1,080	55	1993	594	61,615
FOP	24	30	1993	7	726
FSP	160	40	1993	64	6,638
FUS	648	100	1993	648	67,216

TOTALS	3,830			3,231	335,147
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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	5,483.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0811	CONCRETE B	0	100	0	0	174.00	SF	5.20	5.20	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	

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	0006	RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,231	102.1200	134.80	435,539	1988	1993	0	0	23.05	76.95
1 SNGL FAM - 100% - 1989 Heated Area: 2566 HX Base Yr 1989											

55087 WETLAND WAY, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0812	CONCRETE C	0	100	0	0	5,483.00	SF	4.00	4.00	100	1988	1988	3	52	11,405	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
3	0811	CONCRETE B	0	100	0	0	174.00	SF	5.20	5.20	100	2007	2007	3	87	787	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2002	2002	3	20	772	

TOTAL OB/XF											
14,204											

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		352,296	
TOTAL MARKET OB/XF VALUE		14,204	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		421,500	
SOH/AGL Deduction		203,190	
ASSESSED VALUE		218,310	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		167,588	
TOTAL JUST VALUE		421,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,849	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19222	ELEC OTHER	1,025	05/01/2007
R10243	REPAIR/RRF	3,000	04/01/2007
2716	H/AC	3,200	09/12/1988
3182	NEW CONSTR	0	08/29/1988
5239	NEW CONSTR	3,500	07/22/1988
5041	NEW CONSTR	90,170	07/19/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/0457	4/11/2021	WD U	I	I	11
GRANTOR: THOMAS RONALD S & NAN					
GRANTEE: THOMAS RONALD S & N					
1954/1951	12/31/2014	WD U	I	I	11
GRANTOR: THOMAS RONALD S & NAN					
GRANTEE: THOMAS RONALD S & N					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FSP=[YR=1993] N16 W10 S16 E10\$ W10 N16W23 S50 E28 FOP=[YR=1993] E4 FGR=[YR=1993] S24 E27 N40 W27 S16\$ N6 W4 S6 \$ N6 E4 N10 E27 N18 \$ PTR= E15 FUS=[YR=1993] E18 S36 W18N36 \$ W15 \$.											

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000	PRINTED 07/30/2025 BY SYS
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