LOT 49 & PT ABNDED R/W
IN OR 2540/1434
RESOLUTION 2002-117

THOMAS BRUCE P L/E/
44080 CANAAN WAY
CALLAHAN, FL 32011

2026

04-1N-25-2780-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

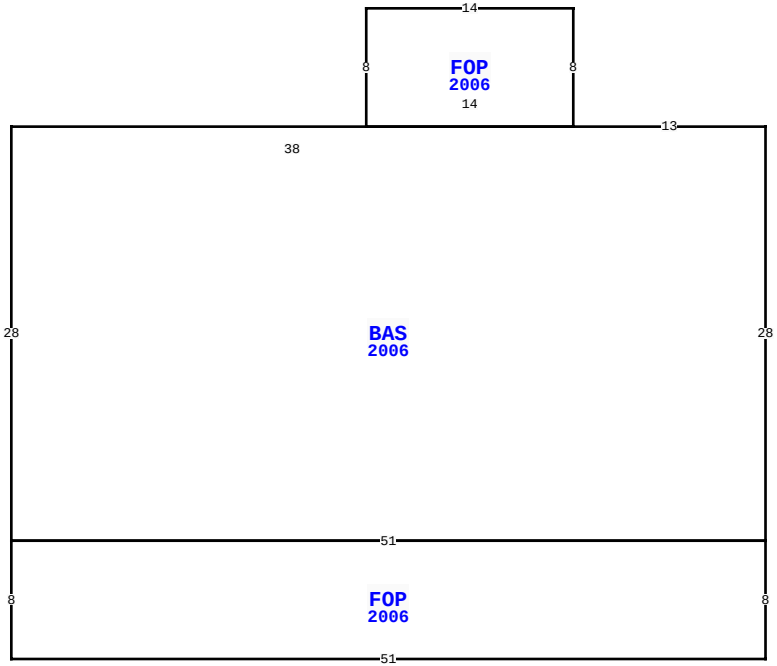
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	2006	1,428	189,995
FOP	112	30	2006	34	4,523
FOP	408	30	2006	122	16,232
TOTALS	1,948			1,584	210,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,584	111.6288	155.16	245,773	2006	2006	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2007 Heated Area: 1428 HX Base Yr 2007



BLD DATE	11/16/2006 KW	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

44080 CANAAN WAY, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,750
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		93,200
TOTAL MARKET VALUE		303,950
SOH/AGL Deduction		162,897
ASSESSED VALUE		141,053
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,642
TOTAL JUST VALUE		303,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10882	MECH OTHER	0	01/01/2006
E16209	ELEC OTHER	0	11/01/2005
P10375	OTHER	0	11/01/2005
C16444	CO ISSUED	136,000	10/01/2005
B16444	NEW CONSTR	136,000	10/01/2005
R08484	REPAIR/RRF	4,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/1434	2/21/2022	LE	U	I	14	100
GRANTOR: THOMAS BRUCE P						
GRANTEE: THOMAS BRUCE P L/E						
1325/1188	6/14/2005	WD	Q	V		41,900
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: THOMAS BRUCE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 FOP=[YR=2006] N8 W14 S8 E14$ W38 S28
FOP=[YR=2006] S8 E51 N8 W51$ E51 N28$.

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
1	000100	C	RES	100	0005	OR	0.00	0.00	2.33	AC		1.00	1.00	1.00	40,000.00	40,000.00	93,200							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 2.33 Total Land Value: 93,200 Market: 0 Agricultural: 0 Common: 93,200 PRINTED 07/09/2026 BY SYS