LOTS 397 397.5 398 &
LOTS 416 THRU 421
PT CLOSED ROAD RES 89-39

PRINGLE ZONDRA F &/MCKIBBEN TABITHA M
43736 THOMAS CREEK RD
CALLAHAN, FL 32011

2026

14-1N-24-2180-0397-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	55,200
SOH/AGL Deduction	0
ASSESSED VALUE	55,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,200
TOTAL JUST VALUE	55,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/998	5/27/2025	QC	U	V	11	100

GRANTOR: RAU MARCUS SR & DEBRA

GRANTEE: PRINGLE ZONDRA F &

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2025	03	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2025	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0006	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	40,000.00	40,000.00	43,200							

REVIEW DATE 06/17/2025 BY WWA Total Acres: 1.08 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 07/09/2026 BY SYS