PT OR SW1/4 OF NW/14 &
PT OF GOVT LOT 1
IN OR 576/1014

BROWN CHARLES LEE JR/JOHNS CASSIE JEAN
55058 THOMAS ROAD
CALLAHAN, FL 32011

2026

14-2N-25-0000-0001-0020

BUILDING CHARACTERISTICS

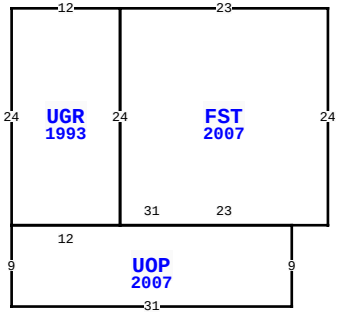
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

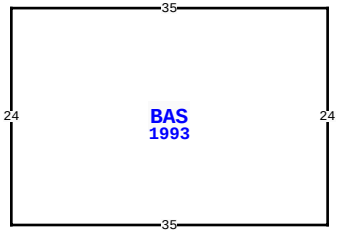
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	75,347
FST	552	55	2007	304	27,269
UGR	288	45	1993	130	11,661
UOP	279	20	2007	56	5,023
TOTALS	1,959			1,330	119,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,330	100.3600	105.38	140,155	1991	1995	0	0	0	14.88	85.12

2 SINGLE FAM 0% - 2025 Heated Area: 840 HX Base Yr





55058 THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	119,300
TOTAL MARKET OB/XF VALUE	1,874
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	201,174
SOH/AGL Deduction	0
ASSESSED VALUE	201,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,174
TOTAL JUST VALUE	201,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961430	MH MOVE-ON	0	07/01/1996
6232	REMODEL	43,680	01/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/258	3/06/2026	FJ	U	I	11	0
GRANTOR: BROWN JEAN EST						
GRANTEE: BROWN CHARLES LEE J						
0576/1014	8/11/1989	WD	U	V		27,000
GRANTOR: RICE BEN & JEFFIFER						
GRANTEE: BROWN JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S24 E35 N24$ PTR= N15 UOP=[YR=2007] N9
UGR=[YR=1993] N24 E12 FST=[YR=2007] E23 S24 W23 N24$ S24 W12$
E31 S9 W31$ S15$.

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
2	0681	POLE SHED	0	0	21	24	504.00	SF	15.00	15.00	100	1990	1990	3	20	1,512	
3	0820	WOOD WALK	0	0	0	0	77.00	SF	11.75	11.75	100	2000	2000	3	40	362	

LAND DESCRIPTION

TOTAL OB/XF 1,874

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		OR	290.00	320.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS