

**HINES BETTY J L/E/
55217 THOMAS RD
CALLAHAN, FL 32011**

15-2N-25-0000-0001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																	
ELEMENT	CD	20	03	05	14	08	03	04	02	1.	06	00	01	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	1,984	1,964	187,238	55217 THOMAS RD, CALLAHAN																																										
Exterior Wall	20	FACE BRICK 100	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 80	03	SHT VINYL 20	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN									
Roof Structure	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 80	03	SHT VINYL 20	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN											
Roof Cover	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 80	03	SHT VINYL 20	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN											
Interior Wall	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 80	03	SHT VINYL 20	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN											
Interior Floor	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 80	03	SHT VINYL 20	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN											
Interior Floor	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 80	03	SHT VINYL 20	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN											
Air Condition	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 80	03	SHT VINYL 20	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN											
Heating Type	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																					
Bedrooms	3	100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																					
Bathrooms	2	100	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																					
Frame	02	WOOD FRAME 100	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																							
Stories	1.	1. 100	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																									
Units	06	DIST 1D 100	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																											
BUD8 Adjustme	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																													
Occupancy	00	NONE 100	01	Quality Level 01	0100	SINGLE FAMILY	MAP NUM	MKT AREA	08	8026.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,956	100	2002	1,956	186,476	FOP	28	30	2002	8	762	BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	05/07/2026	MLU	55217 THOMAS RD, CALLAHAN																													
EXTRA FEATURES										55217 THOMAS RD, CALLAHAN										55217 THOMAS RD, CALLAHAN																																																	
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	55217 THOMAS RD, CALLAHAN																																																				
1	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1981	1981	04	85	42,500		55217 THOMAS RD, CALLAHAN																																																				
3	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440		55217 THOMAS RD, CALLAHAN																																																				
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890		55217 THOMAS RD, CALLAHAN																																																				
LAND DESCRIPTION										TOTAL OB/XF										45,830																																																	
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	55217 THOMAS RD, CALLAHAN																																												
1	000100	C	RES	100	0005	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	50,000.00	50,000.00	80,000							55217 THOMAS RD, CALLAHAN																																													
REVIEW DATE										01/01/2023										BY CD																																																	
Total Acres:										1.60										Total Land Value:																																																	
80,000										Market:										0																																																	
Agricultural:										0										Common:																																																	
80,000										PRINTED 07/09/2026 BY SYS																																																											



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	837	100
	1993	837
		8,814
TOTALS	837	837 8,814

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	837	54.0000	21.06	17,627	1982	1982	0	0	0	50.00	50.00
2 GARAGE RES		100% - 0		Heated Area: 837				HX Base Yr				
BAS 1993												