

IN OR 2734/709
PAR 1-15 & 1-17
UTIL ESMT IN OR 2657-1372

THOMAS MATHEW WARREN L/E/
55148 THOMAS ROAD
CALLAHAN, FL 32011

2026

15-2N-25-0000-0001-0150



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,605	100	1997	1,605	181,105
FOP	150	30	1997	45	5,078
FSP	90	40	1997	36	4,062
PTO	288	5	2007	14	1,580
TOTALS	2,133			1,700	191,824

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	16	18	288.00	SF	30.00
2	0350	CARPORT WD	0	100	22	18	396.00	SF	13.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0350	CARPORT WD	0	100	12	10	120.00	SF	9.36

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.82

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,700	98.1000	136.36	231,812	1997	2002	0	0	0 17.25	82.75
1 SNGL FAM 100% - 1989 Heated Area: 1605 HX Base Yr 1989											
55148 THOMAS RD, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/07/2026 MLU					

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	0940	SHEDS/PORT	0	100	16	18	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	
2	0350	CARPORT WD	0	100	22	18	396.00	SF	13.00	13.00	100	1980	1980	3	20	1,030	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
4	0350	CARPORT WD	0	100	12	10	120.00	SF	9.36	9.36	100	2002	2002	3	20	225	

TOTAL OB/XF											5,678		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
OR	0.00	0.00	2.82	AC		1.00	1.00	1.00	40,000.00	40,000.00	112,800		

Total Acres: 2.82 Total Land Value: 112,800 Market: 0 Agricultural: 0 Common: 112,800

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		191,824	
TOTAL MARKET OB/XF VALUE		5,678	
TOTAL LAND VALUE - MARKET		112,800	
TOTAL MARKET VALUE		310,302	
SOH/AGL Deduction		166,616	
ASSESSED VALUE		143,686	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		92,275	
TOTAL JUST VALUE		310,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,662	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009511	REPAIR/RRF	12,670	07/20/2021
B974145	NEW CONSTR	73,600	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2734/709	8/28/2024	LE	U	I	11	100	
GRANTOR: THOMAS MATHEW WARREN							
GRANTEE: THOMAS MYRON STEWAR							
2730/203	8/06/2024	LE	U	I	11	100	
GRANTOR: THOMAS MATHEW WARREN							
GRANTEE: THOMAS MYRON STEWAR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] U4 L4 PTO=[YR=2007] N16 W18 S16 FSP=[YR=1997] S9 E9 N6 E3 N3 W12\$ E18\$ W6 S3 W3 S6 W9 N9 W10 N12 W14 S50 D4 R4 E7 U4 R4 N2 FOP=[YR=1997] E26 N9 W5 S4 W21 S5\$ N5 E21 N4 E10 N23\$.									

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