

BLOCK 3 PT OF LOT 10
OR 608/1020 & OR 736/420
HILLS AT THOMAS CREEK PB 5/65

ISAACS ALLEN L & ANITA A
43291 ELLIS AVENUE
CALLAHAN, FL 32011

2026

24-1N-24-0750-0003-0103



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6																		
Exterior Wall	20	FACE BRICK 100	0900	01	2,434	99.6170	138.47	337,036	1995	1995	0	0	0	22.50	77.50	VALUATION BY STANDARD																		
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 1993 Heated Area: 2036 HX Base Yr 1993													VALUATION SUMMARY																		
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:																		
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 261,203																		
Interior Floor	14	CARPET 90														TOTAL MARKET OB/XF VALUE 44,318																		
Interior Floor	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 192,780																		
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 326,605																		
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 148,716																		
Bedrooms		4 100														ASSESSED VALUE 177,889																		
Bathrooms		2 100														TOTAL EXEMPTION VALUE HX HB 51,411																		
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 126,478																		
Stories	1.	1. 100														TOTAL JUST VALUE 498,301																		
Units		0 100														NCON VALUE 40,000																		
Occupancy	00	NONE 100														INCOME VALUE																		
Quality			02	Quality Level 02		PREVIOUS YEAR MKT VALUE 503,857																												
DOR CODE			5000	IMPROVED AG																														
MAP NUM				MKT AREA		08																												
NEIGHBORHOOD/LOC			8005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,036	100	1995	2,036	218,492																													
FGR	554	55	1995	305	32,731																													
FOP	75	30	1995	22	2,361																													
FSP	144	40	1995	58	6,224																													
PTO	260	5	1995	13	1,395																													
TOTALS	3,069			2,434	261,203																													
EXTRA FEATURES						43291 ELLIS AVE, 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								MLU KBA									
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590																		
4	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	1993	1993	3	20	1,728																		
6	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000																		