

BLOCK 3 PT OF LOT 28
IN OR 2712/514 AS PAR 1 SEC 30-1
HILLS AT THOMAS CREEK PB 5/65

HENDERSON DENNIS L & HELEN M L/E/
43190 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2026

24-1N-24-0750-0003-0281



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,414	100	1993	1,414	135,357
FST	98	55	1993	54	5,169
TOTALS	1,512			1,468	140,527

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0752	USP	0 100	0	0	400.00	SF	15.00	15.00	100	1990
4	0510	GARAGE WD-	0 100	0	0	400.00	SF	35.00	35.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC	1.00

REVIEW DATE 02/15/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,468	111.1800	116.74	171,374	1989	1989	0	0	0 18.00	82.00
1 SINGLE FAM 100% - 0 Heated Area: 1414 HX Base Yr											
43190 THOMAS CREEK RD, CALLAHAN											

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

TOTAL OB/XF											
4,000											

Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		158,253	
TOTAL MARKET OB/XF VALUE		4,000	
TOTAL LAND VALUE - MARKET		68,000	
TOTAL MARKET VALUE		230,253	
SOH/AGL Deduction		104,288	
ASSESSED VALUE		125,965	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		74,554	
TOTAL JUST VALUE		230,253	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007939	GARAGE	40,152	08/03/2018
2772	H/AC	3,000	10/20/1988
5337	NEW CONSTR	1,600	09/06/1988
3110	NEW CONSTR	1,300	07/01/1988
5006	NEW CONSTR	47,020	07/01/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2712/514	5/08/2024	WD	U	I	11	100	
GRANTOR: HENDERSON DENNIS L &							
GRANTEE: ROZIER DANA							
0463/0272	8/01/1985	WD	Q	V		5,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FST=[YR=1993] W7 S14 E7 N14 \$ S14 W7 N14 W21 S28 E54 N28 \$.											

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