BLK 3 PT OF LOT 28
IN OR 1770/292
HILLS OF THOMAS CREEK PBK 5/65

BROOKS HOWARD LEE SR
4651 ROANOKE BLVD
JACKSONVILLE, FL 32208

2026

24-1N-24-0750-0003-0285

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Quality	04	Quality Level 04

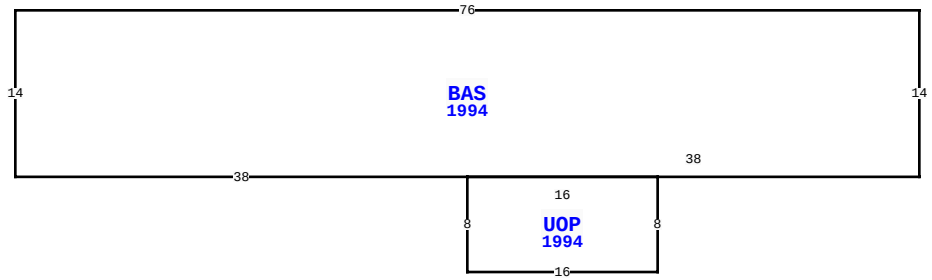
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1994	1,064	36,973
UOP	128	25	1994	32	1,112
TOTALS	1,192			1,096	38,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,096	128.7000	115.83	126,950	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 2024 Heated Area: 1064 HX Base Yr



43212 THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	38,085
TOTAL MARKET OB/XF VALUE	4,620
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	112,705
SOH/AGL Deduction	0
ASSESSED VALUE	112,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,705
TOTAL JUST VALUE	112,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94397	MH MOVE-ON	22,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/533	12/12/2023	QC	U	I	11	32,000
GRANTOR: SHELBY ASHLEY R						
GRANTEE: BROOKS HOWARD LEE S						
1770/0292	12/06/2011	WD	Q	I	01	52,000
GRANTOR: BELL REINE LEIGH & RO						
GRANTEE: SHELBY ASHLEY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S14 E38 UOP=[YR=1994] S8 E16 N8 W16$ E38 N14$.

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
1	0510	GARAGE WD-	0	0	30	22	660.00	SF	35.00	35.00	100	1995	1995	3	20	4,620	

LAND DESCRIPTION

TOTAL OB/XF 4,620

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	0006	OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	40,000.00	40,000.00	70,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.75 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS