BLOCK 4 PT OF LOT 4 (S-2)
IN OR 1006/304 (EX S-4)
HILLS @ THOMAS CREEK PB 5/65

STAHLER JEREMY D
P O BOX 2224
CALLAHAN, FL 32011-2224

2026

24-1N-24-0750-0004-0042

BUILDING CHARACTERISTICS

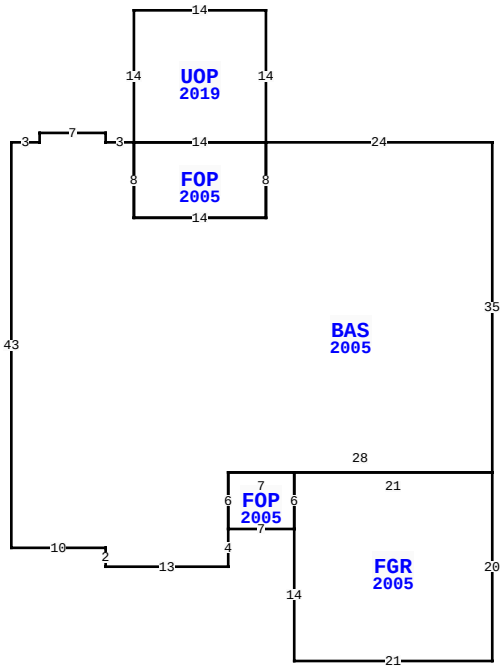
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,890	100	2005	1,890	212,717
FGR	420	55	2005	231	25,999
FOP	42	30	2005	13	1,463
FOP	112	30	2005	34	3,827
UOP	196	20	2019	39	4,389
TOTALS	2,660			2,207	248,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,207	95.2560	132.41	292,229	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2006 Heated Area: 1890 HX Base Yr 2006



43000 GLADE HILL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,059
TOTAL MARKET OB/XF VALUE		12,136
TOTAL LAND VALUE - MARKET		113,680
TOTAL MARKET VALUE		384,875
SOH/AGL Deduction		209,015
ASSESSED VALUE		175,860
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,449
TOTAL JUST VALUE		384,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010343	REPAIR/RRF	14,235	07/06/2022
B0412502	NEW CONSTR	131,379	01/03/2004
B018559	GARAGE	18,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1006/0304	9/04/2001	WD	U	I	13	42,500
GRANTOR: GRAHAM SHARI T						
GRANTEE: STAHLER JEREMY D						
0962/0214	12/14/2000	WD	Q	V		24,500
GRANTOR: BROOKS JOHN H						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 UOP=[YR=2019] N14 W14 S14 FOP=[YR=2005] S8 E14 N8 W14$ E14 $ S8 W14 N8 W3 N1 W7 S1 W3 S43 E10 S2 E13 N4 FOP=[YR=2005] E7 FGR=[YR=2005] S14 E21 N20 W21 S6$ N6 W7 S6$ N6 E28 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2006	2006	3	36	691	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2012	2012	3	60	8,400	

LAND DESCRIPTION

TOTAL OB/XF 12,136

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	100	0005	OR	0.00	0.00	4.06	AC		1.00	1.00	1.00	28,000.00	28,000.00	113,680							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.06 Total Land Value: 113,680 Market: 0 Agricultural: 0 Common: 113,680 PRINTED 07/09/2026 BY SYS

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CALLAHAN, FL 32011-2224

2026

24-1N-24-0750-0004-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

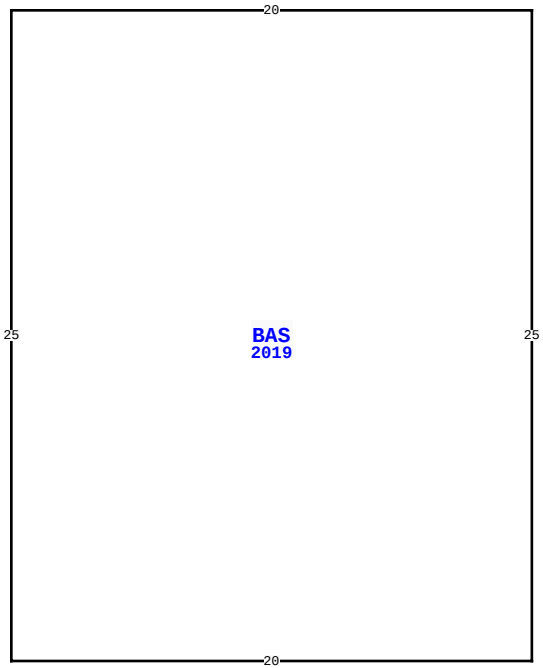
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2019	500	10,664
TOTALS	500			500	10,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	58.1900	22.69	11,345	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2006 Heated Area: 500 HX Base Yr 2006



43000 GLADE HILL RD, Ccallahan

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NASSAU COUNTY PROPERTY

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GRANTOR: BROOKS JOHN H						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S25 E20 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.06 Total Land Value: 113,680 Market: 0 Agricultural: 0 Common: 113,680 PRINTED 07/09/2026 BY SYS