

BLOCK 4 PT OF LOT 15 (S-5)
IN OR 2858/291
HILLS AT THOMS CREEK PB 5/65

DUPRE JESSE COLE/KREUZKAMP KELLEY
43347 LARSEN RD
CALLAHAN, GA 32011

2026

24-1N-24-0750-0004-0155



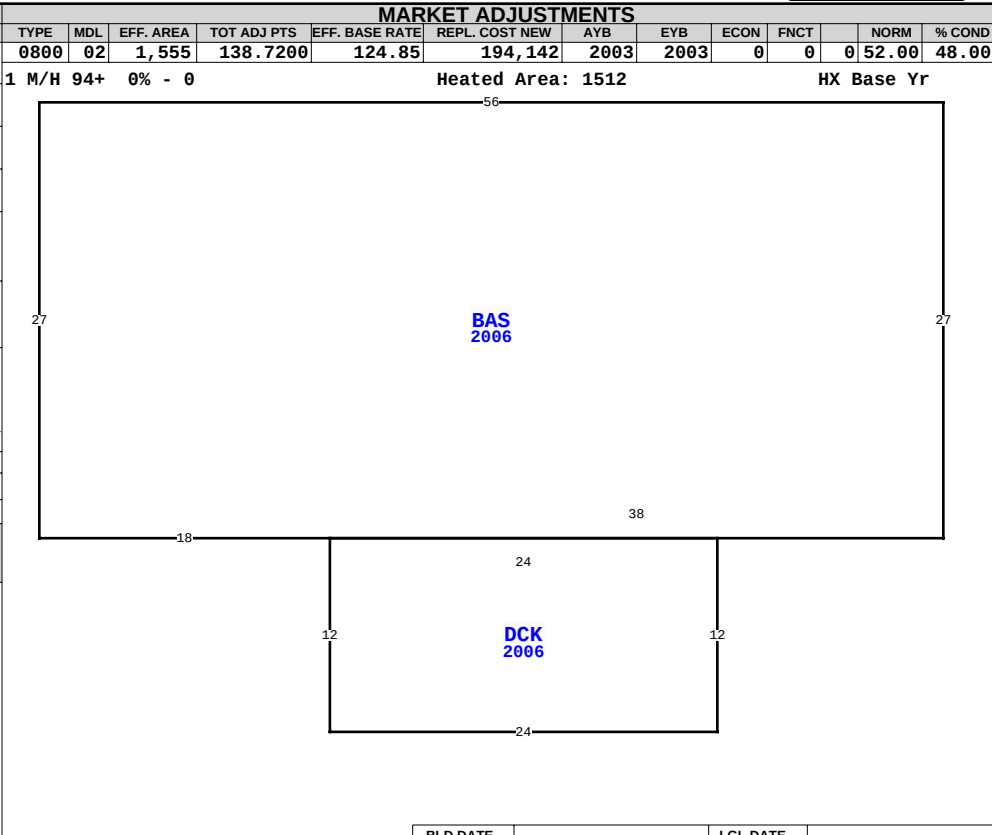
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
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	1,512	100	2006	1,512	90,611
DCK	288	15	2006	43	2,577

TOTALS	1,800			1,555	93,188
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0681	POLE SHED	0	0	0	554.00	SF	15.00	15.00
3	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00



43347 LARSEN RD, CALLAHAN

43347 LARSEN RD, CALLAHAN										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
554.00	SF	15.00	15.00	100	1999	1999	3	25	2,078				
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				93,188	
TOTAL MARKET OB/XF VALUE				5,053	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				138,241	
SOH/AGL Deduction				8,727	
ASSESSED VALUE				129,514	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				129,514	
TOTAL JUST VALUE				138,241	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				142,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2858/291	4/02/2026	WD	Q	I	01	265,000	
GRANTOR: MOODY WANELL KIRKLAND							
GRANTEE: DUPRE JESSE COLE							
1924/1055	6/20/2014	WD	U	I	37	38,200	
GRANTOR: HOYLE CONSTANCE A							
GRANTEE: MOODY WANELL KIRKLA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W56 S27 E18 DCK=[YR=2006] S12 E24 N12 W24S E38 N27\$.									