BLOCK 4 E1/2 OF LOT 17
HILLS AT THOMAS CREEK PB 5/65

WRIGHT DAVID R & LAYCI B
43060 CHEROKEE TRL
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0171

BUILDING CHARACTERISTICS

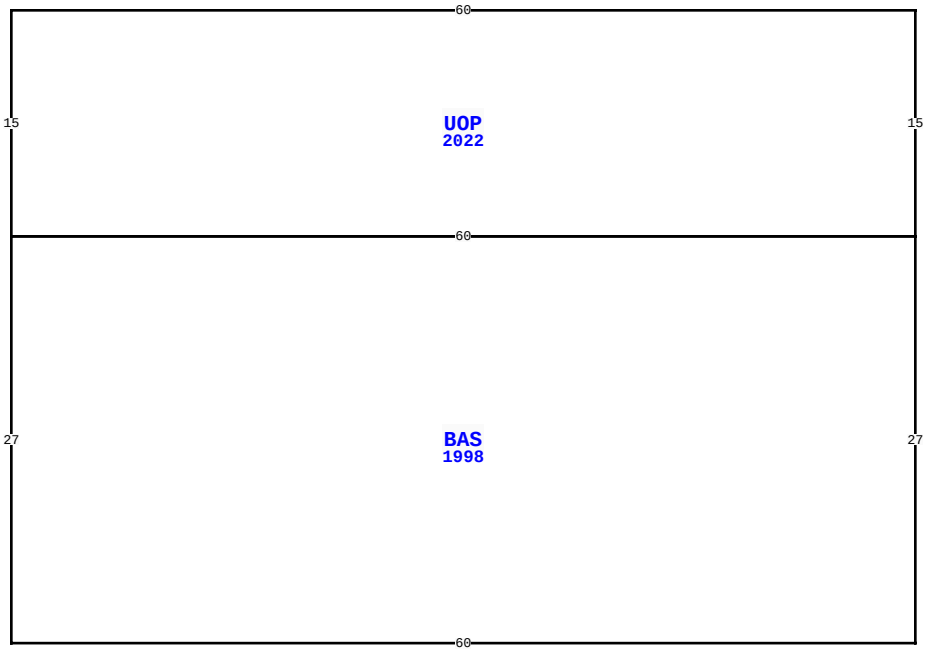
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,620	100	1998	1,620	59,603
UOP	900	25	2022	225	8,278
TOTALS	2,520			1,845	67,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,845	116.8000	105.12	193,946	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 50% - 2021 Heated Area: 1620 HX Base Yr 2021



43060 CHEROKEE TRL, 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		95,983
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		86,810
TOTAL MARKET VALUE		185,558
SOH/AGL Deduction		31,515
ASSESSED VALUE		154,043
TOTAL EXEMPTION VALUE	HA HAB	42,442
BASE TAXABLE VALUE		111,601
TOTAL JUST VALUE		185,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015639	GARAGE	40,797	10/18/2022
B006749	ADDITION	5,425	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/534	5/10/2024	WD	U	I	11	100
GRANTOR: SMYTH LAYCI B						
GRANTEE: WRIGHT DAVID R & LA						
2345/1677	3/09/2020	WD	Q	I	01	90,000
GRANTOR: COOPER FERRAND R & BO						
GRANTEE: WRIGHT DAVID R & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 N27$ UOP=[YR=2022] N15 W60 S15 E60$.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	50	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							
2	009605	C	WETLANDS	100	0005	OR			2.81	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,810							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 5.81 Total Land Value: 86,810 Market: 0 Agricultural: 0 Common: 86,810 PRINTED 07/09/2026 BY SYS

BLOCK 4 E1/2 OF LOT 17
HILLS AT THOMAS CREEK PB 5/65

WRIGHT DAVID R & LAYCI B
43060 CHEROKEE TRL
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0171

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

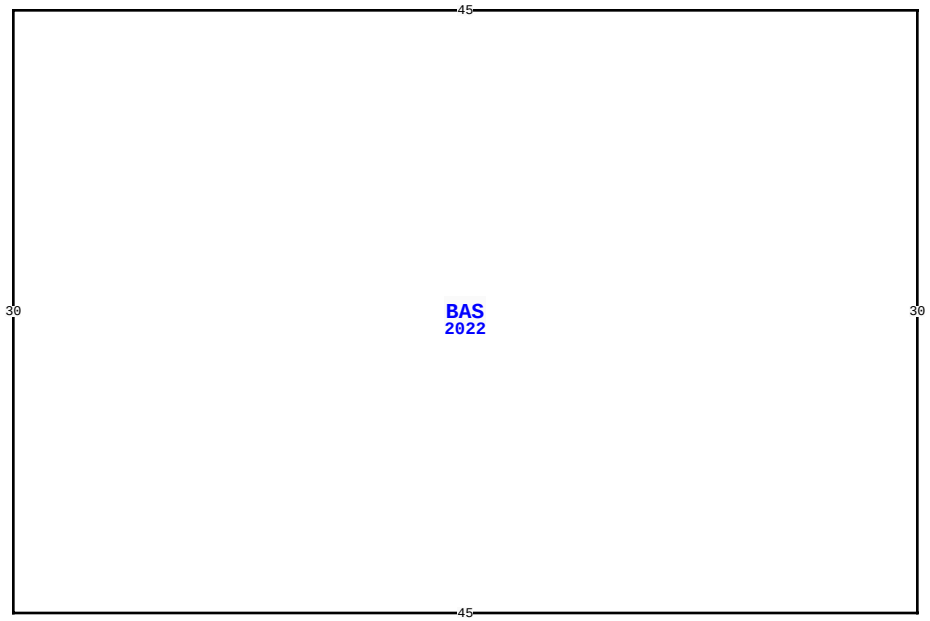
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2022	1,350	28,102
TOTALS	1,350			1,350	28,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	55.0160	21.46	28,971	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 50% - 2021 Heated Area: 1350 HX Base Yr 2021



43060 CHEROKEE TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,983
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		86,810
TOTAL MARKET VALUE		185,558
SOH/AGL Deduction		31,515
ASSESSED VALUE		154,043
TOTAL EXEMPTION VALUE	HA HAB	42,442
BASE TAXABLE VALUE		111,601
TOTAL JUST VALUE		185,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/534	5/10/2024	WD	U	I	11	100
GRANTOR: SMYTH LAYCI B						
GRANTEE: WRIGHT DAVID R & LA						
2345/1677	3/09/2020	WD	Q	I	01	90,000
GRANTOR: COOPER FERRAND R & BO						
GRANTEE: WRIGHT DAVID R & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W45 S30 E45 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY WWA Total Acres: 5.81 Total Land Value: 86,810 Market: 0 Agricultural: 0 Common: 86,810 PRINTED 07/09/2026 BY SYS