

S-3 OF TRACT 33
IN OR 2841/38
EAST CALLAHAN PB 1/35

THOMPSON JUSTIN & LYDIA
45204 CIRCLE DR
CALLAHAN, FL 32011

2026

28-2N-25-3060-0033-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																							
																		VALUATION SUMMARY																							
VALUATION BY																		STANDARD																							
Tax Group: 6																		Tax Dist:																							
BUILDING MARKET VALUE																		0																							
TOTAL MARKET OB/XF VALUE																		12,000																							
TOTAL LAND VALUE - MARKET																		93,500																							
TOTAL MARKET VALUE																		105,500																							
SOH/AGL Deduction																		0																							
ASSESSED VALUE																		105,500																							
TOTAL EXEMPTION VALUE																		0																							
BASE TAXABLE VALUE																		105,500																							
TOTAL JUST VALUE																		105,500																							
NCON VALUE																		0																							
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE																		96,150																							
DOR CODE																		0200 MOBILE HOME																							
MAP NUM																		MKT AREA 08																							
NEIGHBORHOOD/LOC																		8026.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES																		45204 CIRCLE DR, CALLAHAN												BLD DATE XF DATE INC DATE											
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	LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2024		100	6,000																									
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2024		100	6,000																									
LAND DESCRIPTION																		TOTAL OB/XF 12,000																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	50,000.00	50,000.00	93,500																								
REVIEW DATE 06/04/2026 BY TW Total Acres: 1.87 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 07/09/2026 BY SYS																																									