PT NE1/4 OF NE1/4 OF
SEC 31-1N-25E IN OR 2425/1074
(EX OR 2441/1024)

MINESS AL & ROBIN
43014 THOMAS CREEK RD
CALLAHAN, FL 32011

2026

31-1N-25-0000-0001-0000

BUILDING CHARACTERISTICS

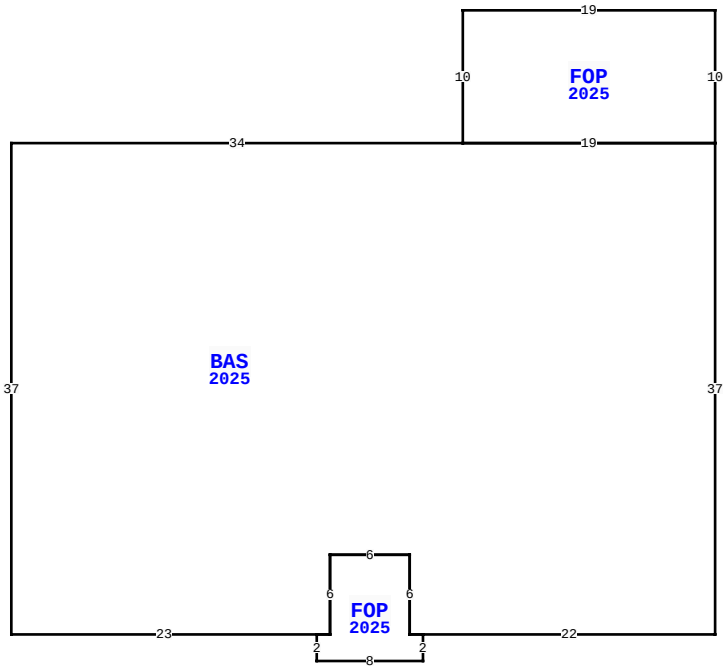
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,925	100	2025	1,925	352,155
FOP	52	30	2025	16	2,927
FOP	190	30	2025	57	10,427
TOTALS	2,167			1,998	365,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,998	111.0340	184.32	368,271	2024	2024	0	0	0	0.75	99.25

1 SFR CUST 100% - 2025 Heated Area: 1925 HX Base Yr 2025



43014 THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		365,509
TOTAL MARKET OB/XF VALUE		13,608
TOTAL LAND VALUE - MARKET		80,700
TOTAL MARKET VALUE		459,817
SOH/AGL Deduction		196,494
ASSESSED VALUE		263,323
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,912
TOTAL JUST VALUE		459,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230001870			01/12/2024
23003886	NEW CONSTR	326,951	03/23/2023
21015642	CARPORT	45,269	11/10/2021
MH00	MH MOVE-ON	0	06/01/2000
94384	MH MOVE-ON	4,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1074	1/13/2021	WD	Q	I	01	110,000
GRANTOR: HUMPHRIES CHRISTINE						
GRANTEE: MINESS AL & ROBIN (						
1677/0636	5/04/2010	WD	U	I	30	94,100
GRANTOR: WILKES SHEILA D						
GRANTEE: HUMPHRIES CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E34 E19 S37 W22 W1 N6 W6 S6 W1 W23 N37 $
FOP=[YR=2025;ORIG=34,41] E6 S6 E1 S2 W8 N2 E1 N6 $
FOP=[YR=2025;ORIG=63,10] W19 N10 E19 S10 $
.

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	0351	CARPORT MT	0	100	42	36	1,512.00	SF	10.00	10.00	100	2022	2022	3	90	13,608	

LAND DESCRIPTION

TOTAL OB/XF 13,608

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		OR	0.00	0.00	2.69	AC		1.00	1.00	0.75	40,000.00	30,000.00	80,700							

REVIEW DATE 12/12/2024 BY TW Total Acres: 2.69 Total Land Value: 80,700 Market: 0 Agricultural: 0 Common: 80,700 PRINTED 07/09/2026 BY SYS