

LOTS 16 23 24 ALL 14 15 & 25 E
OF DIXIE HWY EX S-1 &S-2 OF 14
FLA LAND SYNDICATE SUB PB 0/42

WEST THOMAS R
PO BOX 5004
CALLAHAN, FL 32011

2026

37-1N-25-2940-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

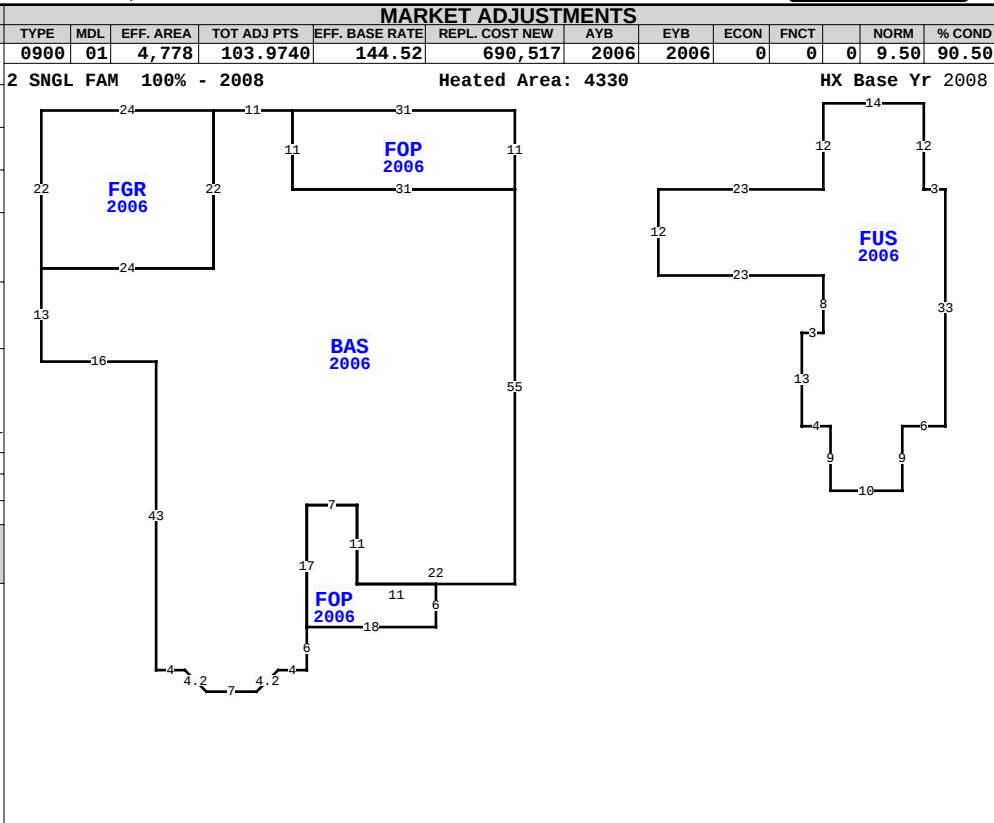
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,196	100	2006	3,196	418,007
FGR	528	55	2006	290	37,929
FOP	185	30	2006	56	7,324
FOP	341	30	2006	102	13,341
FUS	1,134	100	2006	1,134	148,317

TOTALS	5,384			4,778	624,918
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	135.39
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	140.39

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE	01/24/2007	KW	LGL DATE	05/07/2026	MLU
XF DATE			LAND DATE	02/26/2025	KBA
INC DATE			AG DATE		

TOTAL OB/XF									
3,080									

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3,080									

Total Acres:	141.39	Total Land Value:	83,607	Market:	1,544,290	Agricultural:	72,607	Common:	11,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		624,918	
TOTAL MARKET OB/XF VALUE		3,080	
TOTAL LAND VALUE - MARKET		1,555,290	
TOTAL MARKET VALUE		711,605	
SOH/AGL Deduction		341,639	
ASSESSED VALUE		369,966	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		318,555	
TOTAL JUST VALUE		2,183,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,417,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9608	NEW CONSTR	10,000	04/01/2005
C12102	CO ISSUED	299,097	12/01/2003
B12014	GARAGE	132,000	12/01/2003
B12102	NEW CONSTR	299,097	12/01/2003
R5696	REPAIR/RRF	17,000	12/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1520/0426	8/20/2007	WD	Q	I	06	100	
GRANTOR: WEST MERI L							
GRANTEE: WEST THOMAS R							
1041/1640	3/06/2002	WD	Q	I		399,800	
GRANTOR: NASSAU COUNTY JOINT V							
GRANTEE: WEST THOMAS R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] N11W31S11E31SBAS=[YR=2006] W 31N11W11FGR=[YR=2006] W24S22E24N22SS 22W24S13E16S43E4 D3 R3 E7 U3 R3 E4N6FOP=[YR=2006] E18N6W11N11W7S17SN 17E7S11E22N55\$ PTR=E20 FUS2006 =S12E23S8W3S13E4S9E10N9E6N33W3 N12W14S12W23\$ W20\$.									