

LOWE HOLLY THOMPSON & JOHN E
P O BOX 900
CALLAHAN, FL 32011-0900

37-1N-25-299S-0004-0390

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	06	CUST PANEL 20			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		1 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
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	1,135	100	2002	1,135	129,788
FOP	35	30	2002	10	1,143
FOP	300	30	2002	90	10,292
FUS	196	100	2002	196	22,413
TOTALS	1,666			1,431	163,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,431	123.0600	129.21	184,900	2002	2002	0	0	11.50	88.50

1 SINGLE FAM 0% - 0 Heated Area: 1331 HX Base Yr

Diagram showing building footprint (BAS 2002) and surrounding areas (FOP 2002, FUS 2002).

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		163,636	
TOTAL MARKET OB/XF VALUE		2,940	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		217,576	
SOH/AGL Deduction		4,540	
ASSESSED VALUE		213,036	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		213,036	
TOTAL JUST VALUE		217,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9481	NEW CONSTR	2,000	04/01/2002
B9449	NEW CONSTR	113,362	03/01/2002
R3959	REPAIR/RRF	3,500	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0604/0308	8/09/1990	QC	Q	I	06	100

GRANTOR: SCOTT HERBERT W

GRANTEE: LOWE HOLLY THOMPSON

0604/0307	8/09/1990	WD	Q	I	01	100
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GRANTOR: LOWE HOLLY THOMPSON

GRANTEE: LOWE HOLLY & JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FOP=[YR=2002] W7 S5 E7 N5 \$ S5 W7 N5 W12
S39 FOP=[YR=2002] S10 E30 N10 W30 \$ E30 N39 \$ PTR= E15
FUS=[YR=2002] E14 S14 W14 N14 \$ W15 \$.

EXTRA FEATURES

54463 BEA RD, CALLAHAN

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

TOTAL OB/XF 2,940

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	00006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS