

PARCELS 4-10 4 4-12 4-8
IN SEC 2 PARCEL 1 IN SEC 3 &
LOTS 1 THRU 9 THE LAST ACRE

HINTON MICHAEL L & JEAN N
36109 JENTRIE LN
CALLAHAN, FL 32011

2023

02-2N-24-0000-0004-0100



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	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 100	0900	01	2,541	95.0400	112.86	286,777	1995	1995	0	0	20.25	79.75	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1996													Heated Area: 2106									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1996									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
DOR CODE			5000IMPROVED AG																						
MAP NUM			MKT AREA										08												
NEIGHBORHOOD/LOC			8001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,106	100	2,106	189,552																					
FGR	506	55	278	25,022																					
FOP	186	30	56	5,040																					
FSP	252	40	101	9,091																					
TOTALS			3,050	2,541	228,705																				
EXTRA FEATURES			36109 JENTRIE RAY LN, 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	0812	CONCRETE C	0 100	0	0	1,162.00	SF	4.00	4.00	100	1996	1996	3	73	3,393										
BLD DATE																									
XF DATE																									
INC DATE																									
LGL DATE																									
LAND DATE																									
AG DATE																									
05/24/2023 MLU																									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
FGR=[YR=1995] W22 S17 FSP=[YR=1995] W21 BAS=[YR=1995] N3 W19 S44 E14 S1 FOP=[YR=1995] S6 E31 N6 W31\$ E31 N1 E13 N35 W18 S6 W21 N12\$ S12 E21 N12\$ S6 E22 N23\$.																									
LAND DESCRIPTION																									
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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,000								
2	005401	A	TIMB2-1 SI	0	0007	OR	0.00	0.00	14.94	AC		1.00	1.00	1.00	790.00	790.00	11,803								
3	009910	M	MKT.VAL.AG	0			0.00	0.00	14.94	AC		1.00	1.00	1.00	15,000.00	15,000.00	224,100								
REVIEW DATE 07/21/2021 BY TWA Total Acres: 26.94 Total Land Value: 191,803 Market: 224,100 Agricultural: 11,803 Common: 180,000 PRINTED 08/02/2023 BY SYS																									