PT OF LOT 1
IN OR 2503/1212
HILLTOP MANOR PB 5/211

BACON NORMAN & TERESA
43212 HILLTOP LANE
CALLAHAN, FL 32011

2023

16-1N-25-0750-0001-0020

BUILDING CHARACTERISTICS

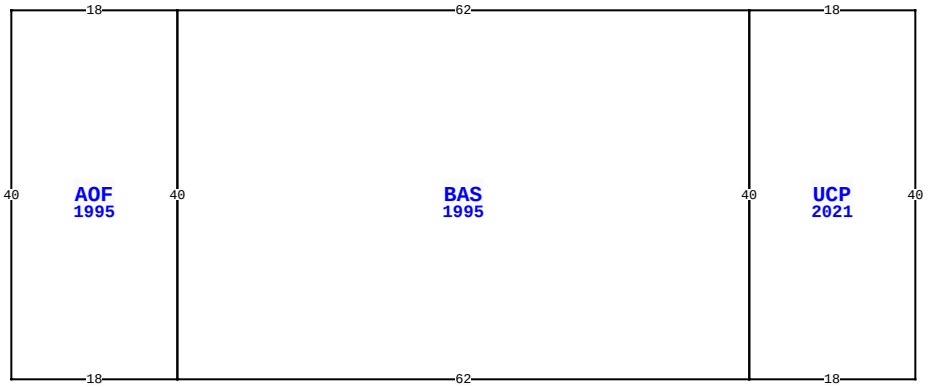
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		21 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	720	185	1,332	45,406
BAS	2,480	100	2,480	84,539
UCP	720	40	288	9,818
TOTALS	3,920		4,100	139,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	4,100	190.9774	66.84	274,044	1995	1995	0	0	0	49.00	51.00

1 GARAGE RES – 0% - 0 Heated Area: 3200 HX Base Yr



43488 RATLIFF RD, CALLAHAN

BLD DATE	09/04/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	139,762
TOTAL MARKET OB/XF VALUE	12,439
TOTAL LAND VALUE - MARKET	19,600
TOTAL MARKET VALUE	171,801
SOH/AGL Deduction	21,614
ASSESSED VALUE	150,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,187
TOTAL JUST VALUE	171,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010178	CARPORT	17,435	08/03/2021
P014663	NEW CONSTR	1,500	04/01/2001
E951973	NEW CONSTR	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1212	10/08/2021	QC	U	V	11	100
GRANTOR: BACON NORMAN						
GRANTEE: BACON NORMAN H & TE						
2271/1015	4/20/2019	WD	U	I	11	100
GRANTOR: RATLIFF COMMUNITY VOL						
GRANTEE: BACON NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W18 BAS=[YR=1995] W62 AOF=[YR=1995] W18 S40 E18 N40 $ S40 E62 N40 $ S40 E18 N40$.

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
3	0803	ASPHALT C	0	0	0	0	6,439.00	SF	2.00	2.00	100	1995	1995	3	50	6,439	
9	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,439

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	000700	C	MISC RES	0	0006	OR	0.00	0.00	0.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	19,600							

REVIEW DATE 10/14/2021 BY KB Total Acres: 0.56 Total Land Value: 19,600 Market: 0 Agricultural: 0 Common: 19,600 PRINTED 08/02/2023 BY SYS