

BLOCK 3 E378.38 FT OF W1135.16
FT OF LOT 1 SEC 24-1N-24
IN OR 1020/146

HIRES JEFFREY L
43247 H & H LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	32,288
BAS	384	100	384	11,741
BAS	384	100	384	11,741
UEP	256	70	179	5,473
UOP	720	25	180	5,504
TOTALS	2,800		2,183	66,748

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1987
4	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1994
5	0811	CONCRETE B	0 100	36	24	864.00	SF	5.20	5.20	100	1999
6	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.12	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,183	117.6000	76.44	166,869	1986	1996	0	0	60.00	40.00
1 M/H 93- - 100% - 0 Heated Area: 1824 HX Base Yr											
43247 H & H LN, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			66,748
TOTAL MARKET OB/XF VALUE			6,526
TOTAL LAND VALUE - MARKET			74,160
TOTAL MARKET VALUE			147,434
SOH/AGL Deduction			79,762
ASSESSED VALUE			67,672
TOTAL EXEMPTION VALUE			42,672
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			147,434
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985379	NEW CONSTR	88,158	09/01/1998
8949	MH MOVE-ON	15,000	06/26/1992
8472	MH MOVE-ON	35,000	03/12/1991
6924	TEMP POLE	0	08/31/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1020/0146	11/19/2001	QC U	I	01		11,700	
GRANTOR: HIRES JEFFREY L & LAR							
GRANTEE: HIRES JEFFREY L							
0745/1021	12/04/1995	QC U	I	06		100	
GRANTOR: HIRES CURTIS ETAL							
GRANTEE: HIRES JEFFREY & LAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 BAS=[YR=1998] N16 W24 UEP=[YR=2003] W16 S16 BAS=[YR=1998] S24 UOP=[YR=2003] S12 E60 N12 W60\$ E16 N24 W16\$ E16 N16\$ S16 E24\$ W24 S24 E44 N24\$.											