BLOCK 3 E378.39 FT OF W756.77
FT OF LOT 1 OR 743/166
HILLS AT THOMAS CREEK PB 5/65

HIRES MELONY A
4331 H & H LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0011

BUILDING CHARACTERISTICS

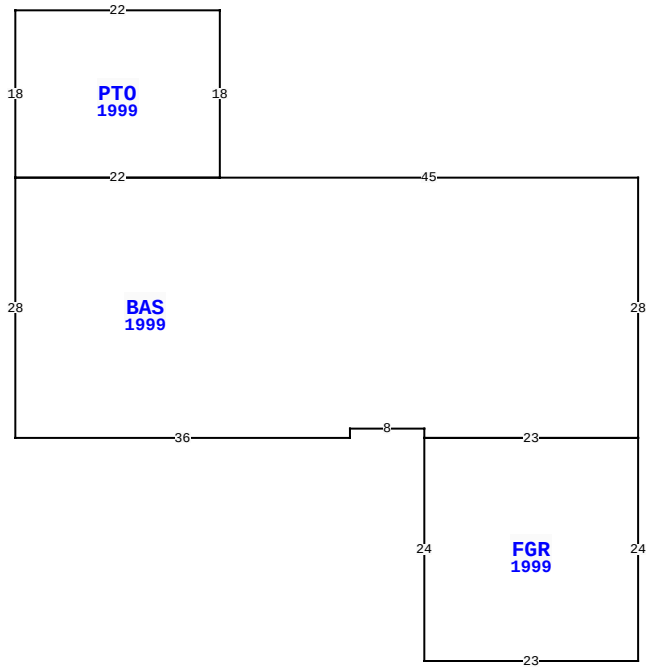
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	174,857
FGR	552	55	304	28,456
PTO	396	5	20	1,872
TOTALS	2,816		2,192	205,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,192	95.2560	113.12	247,959	1999	1999	0	0	0	17.25	82.75

2 SNGL FAM – 0% - 0 Heated Area: 1868 HX Base Yr



43331 H & H LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	205,186
TOTAL MARKET OB/XF VALUE	60,088
TOTAL LAND VALUE - MARKET	74,160
TOTAL MARKET VALUE	339,434
SOH/AGL Deduction	76,769
ASSESSED VALUE	262,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,665
TOTAL JUST VALUE	339,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M983410	H/AC	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0743/0166	11/01/1995	QC	U	I	06	100

GRANTOR: HIRES JEFFERY ETAL

GRANTEE: HIRES CURTIS & MELO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 PTO=[YR=1999] N18 W22 S18 E22 $ W22 S28 E36 N1 E8 S1 FGR=[YR=1999] S24 E23 N24 W23 $ E23 N28 $.

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
1	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
2	0940	SHEDS/PORT	0	0	14	15	210.00	SF	30.00	30.00	100	1990	1990	3	20	1,260	
4	0810	CONCRETE A	0	0	15	27	405.00	SF	6.50	6.50	100	1995	1995	3	72	1,895	
6	0510	GARAGE WD-	0	0	50	34	1,700.00	SF	43.75	43.75	100	2013	2013	3	75	55,781	

LAND DESCRIPTION

TOTAL OB/XF 60,088

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	000115	C	SFR ACRES	0	0007		0.00	0.00	4.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	74,160							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 4.12 Total Land Value: 74,160 Market: 0 Agricultural: 0 Common: 74,160 PRINTED 08/02/2023 BY SYS