BLOCK 3 LOT 1 (EX W1135.16 FT)
IN OR 1481/1807
R497639 & R497640

HAMRICK ROBERT V SR EST/HAMRICK MORGAN ANTHONY SR
3499 NIGHTSCAPE CIRCLE
JACKSONVILLE, FL 32224

2023

24-1N-24-0750-0003-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

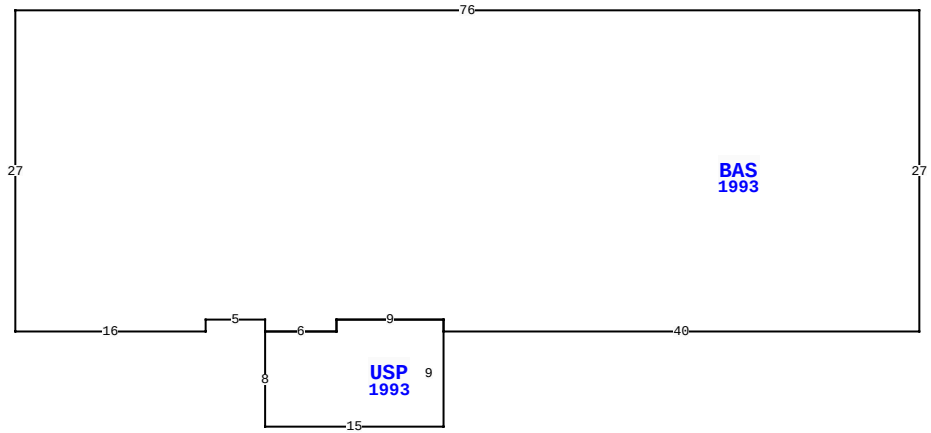
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2,038	75,317
USP	129	50	64	2,365
TOTALS	2,167		2,102	77,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,102	123.6000	80.34	168,875	1989	1999	0	0	0	54.00	46.00

1 M/H 93- – 0% - 0 Heated Area: 2038 HX Base Yr



43045 H & H LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	77,682
TOTAL MARKET OB/XF VALUE	6,715
TOTAL LAND VALUE - MARKET	72,600
TOTAL MARKET VALUE	156,997
SOH/AGL Deduction	49,040
ASSESSED VALUE	107,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,957
TOTAL JUST VALUE	156,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2249/0057	1/09/2019	QC	U	I	11	30,000
GRANTOR: VERNON LORETTA ELAINE						
GRANTEE: HAMRICK MORGAN ANTH						
2238/1713	10/29/2018	FJ	U	I	11	0
GRANTOR: HAMRICK CHARLOTTE MAR						
GRANTEE: VERNON LORETTA ELAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S27 E16 N1 E5 S1 USP=[YR=1993] S8 E15 N9 W9 S1 W6$ E6 N1 E9 S1 E40 N27$.

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	20.10	20.10	100	1980	1980	3	20	772	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1980	1980	3	20	482	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
4	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	1989	1989	3	20	192	
5	0810	CONCRETE A	0	0	14	20	280.00	SF	6.50	6.50	100	1996	1996	3	73	1,329	
6	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1997	1997	3	26	1,560	

LAND DESCRIPTION

TOTAL OB/XF 6,715

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	000102	C	SFR/MH	0	0007		0.00	0.00	2.42	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,600							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 2.42 Total Land Value: 72,600 Market: 0 Agricultural: 0 Common: 72,600 PRINTED 08/02/2023 BY SYS