BLOCK 3 PT OF LOT 1
IN OR 2619/808
HILLS AT THOMAS CREEK PB 5/65

HAMRICK MORGAN ANTHONY JR
43167 H & H LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0014

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

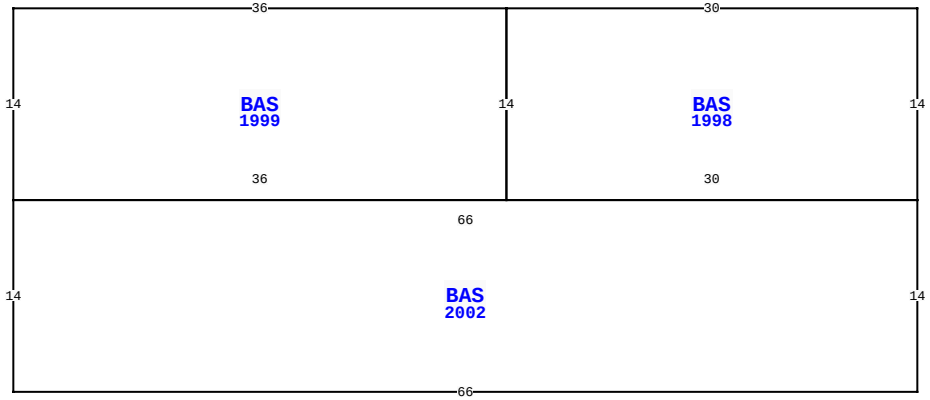
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	420	100	420	12,866
BAS	504	100	504	15,439
BAS	924	100	924	28,305
TOTALS	1,848		1,848	56,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	107.1000	69.62	128,658	1988	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 0 Heated Area: 1848 HX Base Yr



43167 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		56,610
TOTAL MARKET OB/XF VALUE		8,947
TOTAL LAND VALUE - MARKET		63,600
TOTAL MARKET VALUE		129,157
SOH/AGL Deduction		82,728
ASSESSED VALUE		46,429
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,429
TOTAL JUST VALUE		129,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0808	2/13/2023	WD	U	I	11	100
GRANTOR: HAMRICK MORGAN A SR						
GRANTEE: HAMRICK MORGAN ANTH						
0833/0825	5/11/1998	QC	U	I	01	100
GRANTOR: HAMRICK ROBERT V SR						
GRANTEE: HAMRICK MORGAN A SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 BAS=[YR=1999] W36 S14 BAS=[YR=2002] S14 E66 N14 W66$ E36 N14$ S14 E30 N14$.

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
2	0940	SHEDS/PORT	0	100	9	11	99.00	SF	30.00	30.00	100	1994	1994	3	20	594	
3	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50	6.50	100	1994	1994	3	70	501	
4	0681	POLE SHED	0	100	19	18	342.00	SF	15.00	15.00	100	1997	1997	3	26	1,334	
7	0752	USP	0	100	0	0	260.00	SF	15.00	15.00	100	2012	2012	3	71	2,769	
8	0753	UEP	0	100	0	0	240.00	SF	22.00	22.00	100	2012	2012	3	71	3,749	

LAND DESCRIPTION

TOTAL OB/XF 8,947

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	100	0007		0.00	0.00	2.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,600							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 2.12 Total Land Value: 63,600 Market: 0 Agricultural: 0 Common: 63,600 PRINTED 08/02/2023 BY SYS