BLOCK 3 PT OF LOT 1
IN OR 2499/655
HILLS AT THOMAS CREEK PB 5/65

PASCO WANDA L
43205 H & H LN
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0015

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

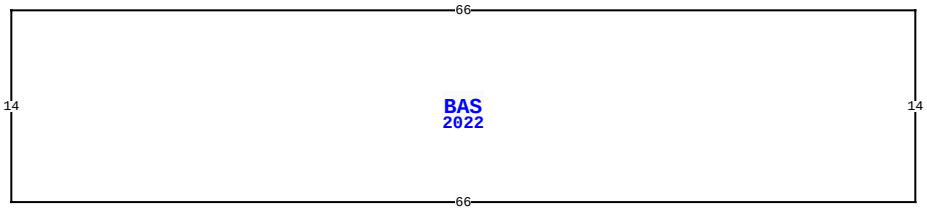
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,970
TOTALS	924		924	19,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	95.0000	61.75	57,057	1985	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr 2023



43205 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		19,970
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,600
TOTAL MARKET VALUE		83,570
SOH/AGL Deduction		43,707
ASSESSED VALUE		39,863
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,863
TOTAL JUST VALUE		83,570
NCON VALUE		9,525
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003165	CO ISSUED	0	02/28/2022
22000182	MH MOVE-ON	0	01/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/0655	9/21/2021	WD	Q	V	01	70,000
GRANTOR: HIRES MELONY A						
GRANTEE: PASCO WANDA L						
0833/0829	5/11/1998	QC	U	V	01	100
GRANTOR: HAMRICK ROBERT V SR						
GRANTEE: HIRES MELONY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S14 E66 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/24/2023 BY WW Total Acres: 2.12 Total Land Value: 63,600 Market: 0 Agricultural: 0 Common: 63,600 PRINTED 08/02/2023 BY SYS