PT NW1/4 OF NE1/4 & PT OF
SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 2031/1096

HOFFECKER KIM L & MILDRED L
45062 BUTLER LN
CALLAHAN, FL 32011

2023

30-2N-25-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

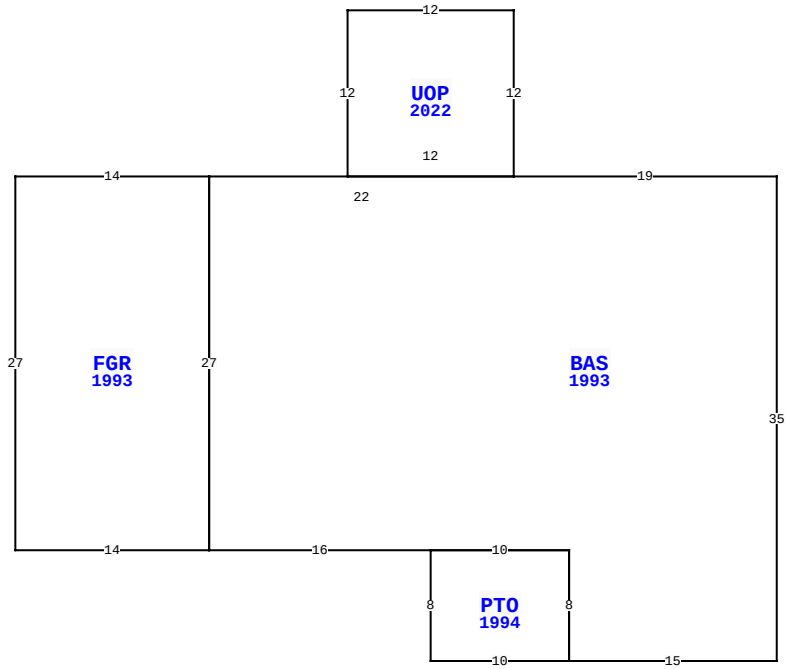
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,227	100	1,227	71,599
FGR	378	55	208	12,138
PTO	80	5	4	233
UOP	144	20	29	1,692
TOTALS	1,829		1,468	85,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,468	108.1200	97.58	143,247	1978	1978	0	0	10	30.20	59.80

1 SINGLE FAM – 0% - 0 Heated Area: 1227 HX Base Yr



45374 OAK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,662
TOTAL MARKET OB/XF VALUE	5,317
TOTAL LAND VALUE - MARKET	68,400
TOTAL MARKET VALUE	159,379
SOH/AGL Deduction	56,073
ASSESSED VALUE	103,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,306
TOTAL JUST VALUE	159,379
NCON VALUE	2,667
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4499	REPAIR/RRF	0	02/01/2022
83	REPAIR/RRF	4,086	08/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1096	2/05/2016	WD	Q	I	01	70,000
GRANTOR: GIBSON JEFFREY MICHAE						
GRANTEE: HOFFECKER KIM L & M						
0804/1968	9/02/1997	WD	U	I	09	87,900
GRANTOR: SIKES JOHN F & AUDREY						
GRANTEE: GIBSON JEFFREY & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=2022] N12 W12 S12 E12 $ W22
FGR=[YR=1993] W14 S27 E14 N27 $ S27 E16 PTO=[YR=1994] S8 E10 N8 W10 $ E10 S8 E15 N35 $.

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	0812	CONCRETE C	0	0	0	0	2,234.00	SF	4.00	4.00	100	1989	1989	3	59.5	5,317	

LAND DESCRIPTION

TOTAL OB/XF 5,317

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	000100	C	SFR	0	0006		0.00	0.00	3.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,400							

REVIEW DATE 01/25/2023 BY KW Total Acres: 3.80 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 08/02/2023 BY SYS