IN OR 1512/1447
EX R/W FEE SIMPLE OR 979/1654

HINTON MICHAEL L & JEAN N
36109 JENTRIE RAY LANE
CALLAHAN, FL 32011

2023

51-2N-25-0000-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

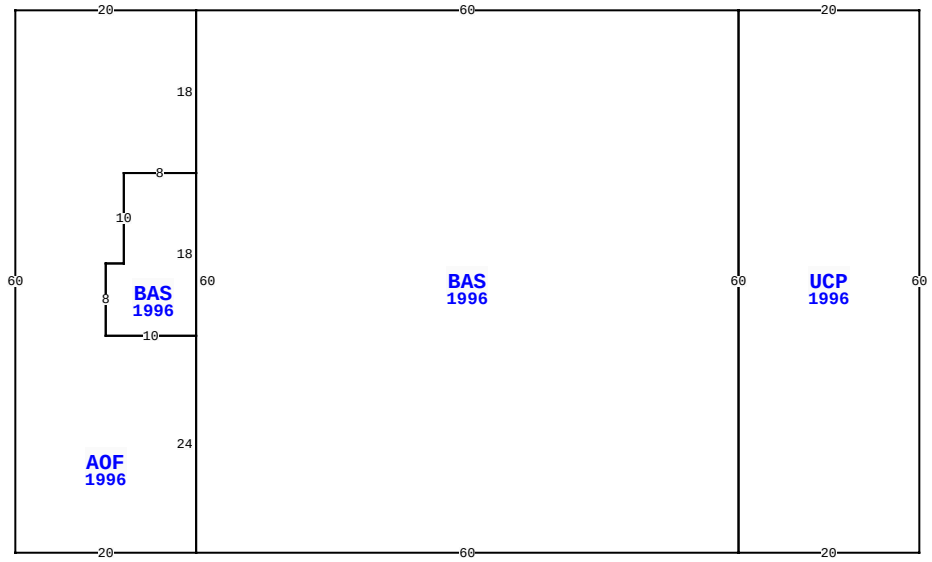
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,040	100	1,040	49,082
BAS	160	100	160	7,551
BAS	3,600	100	3,600	169,900
UCP	1,200	20	240	11,327
TOTALS	6,000		5,040	237,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	5,040	73.2564	64.65	325,836	1996	1996	0	0	0	27.00	73.00

1 SERV SHOP – 0% - 0 Heated Area: 4800 HX Base Yr



450124 SR 200, CALLAHAN

BLD DATE	02/25/2020	KKA	LGL DATE	
XF DATE	02/25/2020	KKA	LAND DATE	02/25/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	237,860
TOTAL MARKET OB/XF VALUE	24,392
TOTAL LAND VALUE - MARKET	356,255
TOTAL MARKET VALUE	618,507
SOH/AGL Deduction	295,733
ASSESSED VALUE	322,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,774
TOTAL JUST VALUE	618,507
NCON VALUE	0
INCOME VALUE	4,843,913
PREVIOUS YEAR MKT VALUE	326,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603018	NEW CONSTR	114,600	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1447	7/16/2007	QC	U	I	01	100
GRANTOR: HINTON MICHAEL LYNN						
GRANTEE: HINTON MICHAEL L &						
0844/0201	8/07/1998	WD	U	I	01	65,000
GRANTOR: HINTON NOLLIE L						
GRANTEE: HINTON MICHAEL LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996] W20 BAS=[YR=1996] W60 AOF=[YR=1996] W20 S60 E20 N24 BAS=[YR=1996] W10 N8 E2 N10 E8 S18$ W10 N8 E2 N10 E8 N18$ S60 E60 N60$ S60 E20 N60$.

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	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1996	1996	3	42	630	
2	0430	CL FNC 6B	0	0	0	0	1,440.00	LF	8.25	8.25	100	1996	1996	3	42	4,987	
3	0803	ASPHALT C	0	0	0	0	20,000.00	SF	0.80	0.80	100	1996	1996	3	50	8,000	
4	0812	CONCRETE C	0	0	0	0	2,795.00	SF	3.40	3.40	100	1996	1996	3	73	6,937	
6	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1996	1996	3	20	480	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	337.50	337.50	100	1996	1996	3	42	425	
8	0810	CONCRETE A	0	0	30	16	480.00	SF	6.50	6.50	100	2012	2012	3	94	2,933	

LAND DESCRIPTION

TOTAL OB/XF 24,392

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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	87,120.00	SF		1.00	1.00	1.00	4.00	4.00	348,480							
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	15.55	AC		1.00	1.00	1.00	500.00	500.00	7,775							

REVIEW DATE 02/25/2020 BY KKA Total Acres: 15.55 Total Land Value: 356,255 Market: 0 Agricultural: 0 Common: 356,255 PRINTED 08/02/2023 BY SYS