PARCELS 4-10 4 4-12 4-8
IN SEC 2 PARCEL 1 IN SEC 3 &
LOTS 1 THRU 9 THE LAST ACRE

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

**2024**

**02-2N-24-0000-0004-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

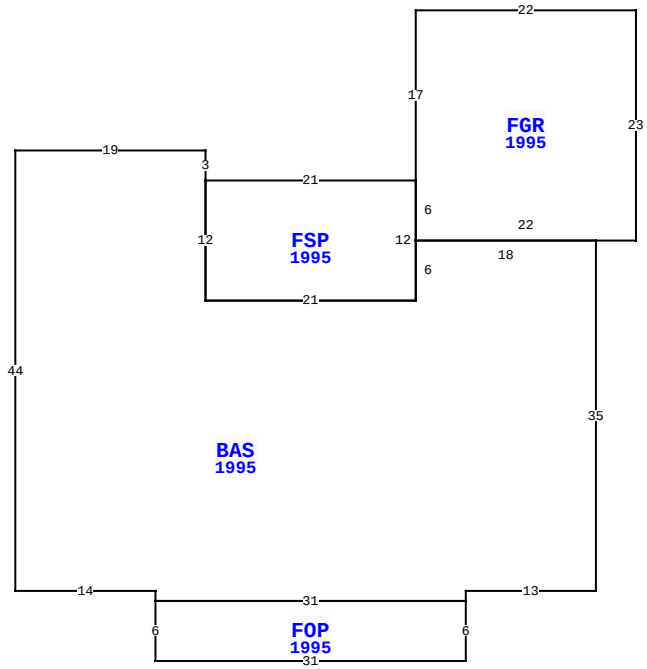
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,106 | 100 | 2,106 | 197,652 |
| FGR | 506 | 55 | 278 | 26,091 |
| FOP | 186 | 30 | 56 | 5,256 |
| FSP | 252 | 40 | 101 | 9,479 |
| TOTALS | 3,050 | | 2,541 | 238,478 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,541 | 95.0400 | 118.80 | 301,871 | 1995 | 1995 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SNGL FAM – 100% - 1996 Heated Area: 2106 HX Base Yr 1996




36109 JENTRIE RAY LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/24/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 238,478 |
| TOTAL MARKET OB/XF VALUE | | 3,347 |
| TOTAL LAND VALUE - MARKET | | 404,100 |
| TOTAL MARKET VALUE | | 433,702 |
| SOH/AGL Deduction | | 198,995 |
| ASSESSED VALUE | | 234,707 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 184,707 |
| TOTAL JUST VALUE | | 645,925 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 636,198 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0720/1469 | 12/28/1994 | WD | U | V | 01 | 1,000 |

GRANTOR: HINTON NOLLIE L
GRANTEE: HINTON MICHAEL L &

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1995] W22 S17 FSP=[YR=1995] W21 BAS=[YR=1995] N3 W19 S44 E14 S1 FOP=[YR=1995] S6 E31 N6 W31$ E31 N1 E13 N35 W18 S6 W21 N12$ S12 E21 N12$ S6 E22 N23$.

## 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 | 100 | 0 | 0 | 1,162.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 72 | 3,347 | |

TOTAL OB/XF 3,347

## LAND DESCRIPTION

| 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 | 005000 | C | RURAL HOME | 100 | 0007 | OR | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 180,000 | | | | | | | |
| 2 | 005401 | A | TIMB2-1 SI | 0 | 0007 | OR | 0.00 | 0.00 | 14.94 | AC | | 1.00 | 1.00 | 1.00 | 795.00 | 795.00 | 11,877 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 14.94 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 224,100 | | | | | | | |

REVIEW DATE 07/21/2021 BY TWA Total Acres: 26.94 Total Land Value: 191,877 Market: 224,100 Agricultural: 11,877 Common: 180,000 PRINTED 08/06/2024 BY SYS