

LOTS 3,4
(EX PT OR 1483/708, 2503/1214)
HILLTOP MANOR PB 5/211

SHARP RICHARD B
43164 HILLTOP LANE
CALLAHAN, FL 32011

2024

16-1N-25-0750-0003-0000



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 80		
Interior Floo	11	CLAY TILE 20		
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		
Occupancy	00	NONE 100		
Quality		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,776	100	2,776	232,504
FEP	220	80	176	14,741
FGR	700	55	385	32,246
FOP	167	30	50	4,188
UEP	176	60	106	8,878
UEP	112	60	67	5,611
TOTALS	4,151		3,560	298,167

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,560	107.5140	102.14	363,618	1994	1999	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 1995 Heated Area: 2776 HX Base Yr 1995											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						395,368						
TOTAL MARKET OB/XF VALUE						56,497						
TOTAL LAND VALUE - MARKET						66,500						
TOTAL MARKET VALUE						518,365						
SOH/AGL Deduction						221,542						
ASSESSED VALUE						296,823						
TOTAL EXEMPTION VALUE						HX HB		50,000				
BASE TAXABLE VALUE						246,823						
TOTAL JUST VALUE						518,365						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						502,468						
BLDG:2:1: VIN:FLTHLCT283264072(A/B) @ 43140 HILLTO												
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
21004517				CO ISSUED				0		08/02/2021		
21004517				MH MOVE-ON				0		04/13/2021		
B1529907				GARAGE				5,148		02/01/2015		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1129/1008		4/14/2003		QC	U		I		01	100		
GRANTOR: SHARP RICHARD B												
GRANTEE: SHARP RICHARD B & W												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1994] W25 UEP=[YR=2012] W14 UEP=[YR=2008] W22 S8 FEP=[YR=2007] S10 E22 N10 W22\$ E22 N8\$ S8 E14 N8\$ S8 W14 S10 W22 N18 W18S49 E20 FOP=[YR=1994] S5 E31 N5 W12 N2 W6 S2 W13\$ E13 N2 E6 S2E15FGR=[YR=1994] S5 E25 N28 W25 S23\$ N23 E25 N26\$.												

EXTRA FEATURES										43164 HILLTOP LN, CALLAHAN				INC DATE		AG DATE		
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660		
2	0812	CONCRETE C	0	100	0	0	2,620.00	SF	4.00	4.00	100	1994	1994	3	68	7,126		
3	0511	GARAGE CB-	0	100	14	44	616.00	SF	40.00	40.00	100	1995	1995	3	70	17,248		
4	0810	CONCRETE A	0	100	0	0	274.00	SF	6.50	6.50	100	1995	1995	3	70	1,247		
5	0812	CONCRETE C	0	100	0	0	2,004.00	SF	4.00	4.00	100	2000	2000	3	79	6,333		
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	2001	2001	3	20	878		
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2001	2001	3	29	3,898		
8	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2001	2001	3	29	5,846		
9	0680	POLE SHED	0	100	5	8	40.00	SF	10.00	10.00	100	2001	2001	3	29	116		
10	0940	SHEDS/PORT	0	100	4	5	20.00	SF	45.00	45.00	100	2001	2001	3	20	180		
LAND DESCRIPTION										TOTAL OB/XF					45,532			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
1	000115	C	SFR ACRES		100	0006	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	

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