

PT LOT 25 IN OR 2273/273
RATLIFF ACRES UNR
UTIL ESMT IN OR 2299/1103

WILBUR JASON A & CASEY N
43201 HILLTOP LANE
CALLAHAN, FL 32011

2024

16-1N-25-2900-0025-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,280	100
TOTALS	2,280	2,280

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	115.2000	86.40	196,992	2019	2019	0	0	0	5.00	95.00
1 M/H 94+ - 100% - 2021												
Heated Area: 2280												
HX Base Yr 2021												
30 76 76 30 BAS 2019												

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT		CD	MOD METAL 100		6500		01	840		72.1050		25.24		21,202		2020	2020		0		0		3.00		97.00		6		
Exterior Wall		03	GABLE/HIP 100		2		GARAGE RES - 100% - 2021		Heated Area: 840		HX Base Yr 2021																		
Roof Structur		03	MODULAR MT 100																										
Roof Cover		12	MINIMUM 100																										
Interior Wall		01	CONC FINSH 100																										
Interior Floo		03	NONE 100																										
Air Condition		01	NONE 100																										
Heating Type		01	NONE 100																										
Bedrooms		01	0 100																										
Bathrooms		01	0 100																										
Frame		05	STEEL 100																										
Stories		1.	1. 100																										
Units		01	0 100																										
Occupancy		00	NONE 100																										