LOT 2 R497537 & R497538
IN OR 1740/1994
WOODLAND EST #1 PB 4/29 & 30

OSHEA MICHAEL K
43116 HILLTOP LANE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

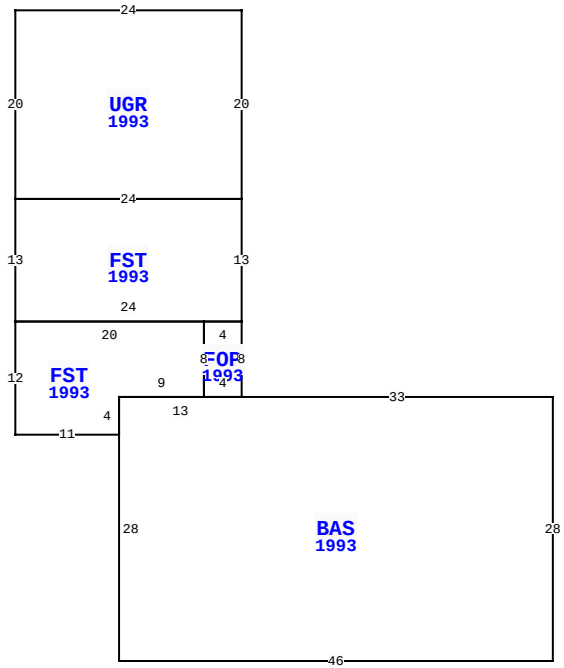
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,288	100	1,288	105,177
FOP	32	30	10	817
FST	204	55	112	9,146
FST	312	55	172	14,045
UGR	480	45	216	17,638
TOTALS	2,316		1,798	146,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	128.3000	121.88	219,140	1977	1977	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1288 HX Base Yr 2022



43116 HILLTOP LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,824
TOTAL MARKET OB/XF VALUE		3,210
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		231,934
SOH/AGL Deduction		18,264
ASSESSED VALUE		213,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,670
TOTAL JUST VALUE		231,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/1994	5/26/2011	WD	Q	I	02	115,000
GRANTOR: THE MAYKUT TRUST						
GRANTEE: O'SHEA MICHAEL K						
0627/0794	5/31/1991	WD	U	I	01	100
GRANTOR: MAYKUT JOHN A JR						
GRANTEE: THE MAYKUT TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 FOP=[YR=1993] N8 FST=[YR=1993] N13
UGR=[YR=1993] N20 W24 S20 E24$ W24 S13FST=[YR=1993] S12 E11
N4 E9 N8 W20$ E24$ W4 S8 E4$ W13 S28 E46 N28$.

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	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1980	1980	3	32.5	634	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	1997	1997	3	20	448	
4	0572	JUNK MH	0	100	0	0	1.00	UT	500.00	500.00	100	1983	1983	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,210

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	000115	C	SFR ACRES	100		OR	0.00	0.00	4.55	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,900							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 4.55 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/06/2024 BY SYS