

LOT 5
IN OR 766/1553
(EX PT IN OR 2639/1733)

SIKES D R & J N REVOCABLE LIVING TRUST/SIKES JACQU
43111 HILLTOP LANE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	

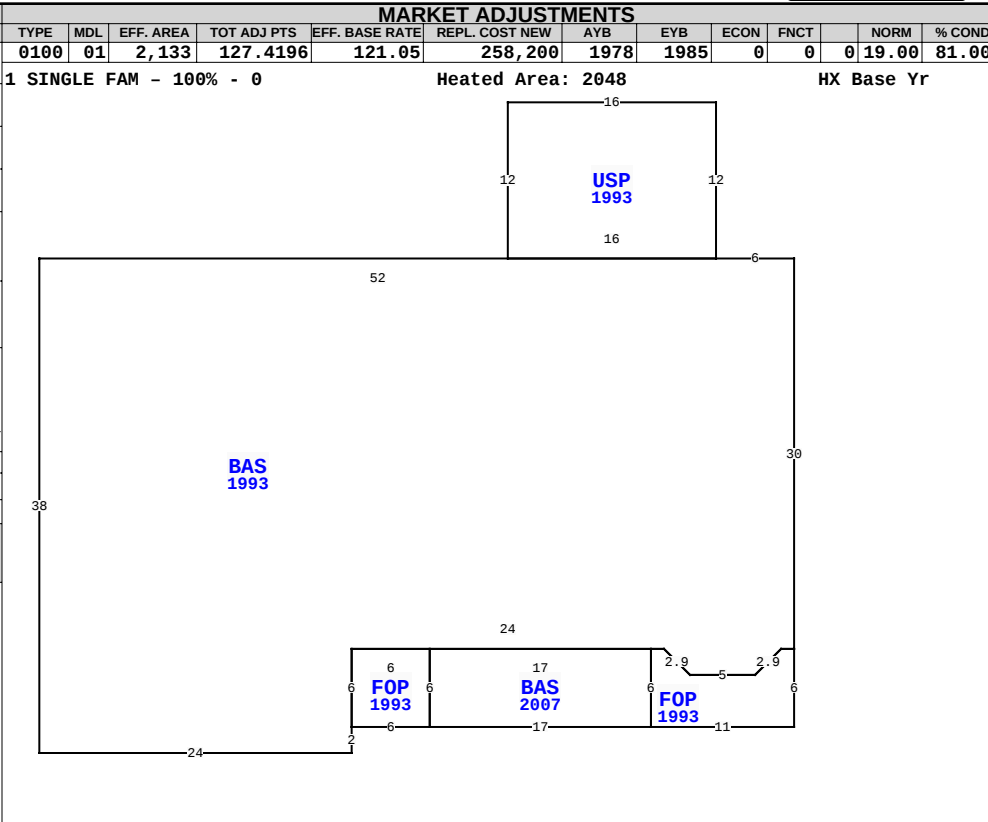
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	190,806
BAS	102	100	102	10,001
FOP	36	30	11	1,079
FOP	52	30	16	1,569
USP	192	30	58	5,687

TOTALS	2,328	2,133	209,142
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00
4	0940	SHEDS/PORT	0	100	9	12	108.00	SF	18.30
5	0681	POLE SHED	0	100	12	24	288.00	SF	15.00
6	0351	CARPORT MT	0	100	20	18	360.00	SF	8.50
7	0940	SHEDS/PORT	0	100	13	12	156.00	SF	18.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.56



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

43111 HILLTOP LN, CALLAHAN

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2 6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					217,293				
TOTAL MARKET OB/XF VALUE					10,118				
TOTAL LAND VALUE - MARKET					64,080				
TOTAL MARKET VALUE					291,491				
SOH/AGL Deduction					153,547				
ASSESSED VALUE					137,944				
TOTAL EXEMPTION VALUE					HX HB WX SL 137,944				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					291,491				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					263,284				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614893	REPAIR/RRF	9,500	03/01/2016
R94273	REPAIR/RRF	2,900	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0766/1553	7/29/1996	WD	U	I	06	100	
GRANTOR: SIKES DOUGLAS R & JAC							
GRANTEE: SIKES DOUGLAS & JAC							
0151/0651	1/01/1973	WD	Q	V		9,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 USP=[YR=1993] N12 W16 S12 E16\$ W52 S38 E24 N2 FOP=[YR=1993] E6 BAS=[YR=2007] E17 FOP=[YR=1993] E11 N6 W1 D2 L2 W5 L2 U2 W1 S6\$ N6 W17 S6\$ N6 W6 S6\$ N6 E24 D2 R2 E5 R2 U2 E1 N30\$.									

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	08	WD ON PLY 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	08	SHT VINYL 50		
Interior Floo	14	CARPET 50		
Air Condition	02	WINDOW 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
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	240	100	240	8,151
TOTALS	240		240	8,151

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	240	83.6000	41.80	10,032	1991	1998	0	0	0	18.75	81.25
2 ACCESORY U - 100% - 0												
Heated Area: 240												
HX Base Yr												
20 12 BAS 2007 20 12												

BLD DATE		LGL DATE
XF DATE		LAND DATE