BLOCK 3 E378.38 FT OF W1135.16
FT OF LOT 1 SEC 24-1N-24
IN OR 1020/146

HIRES JEFFREY L
43247 H & H LANE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

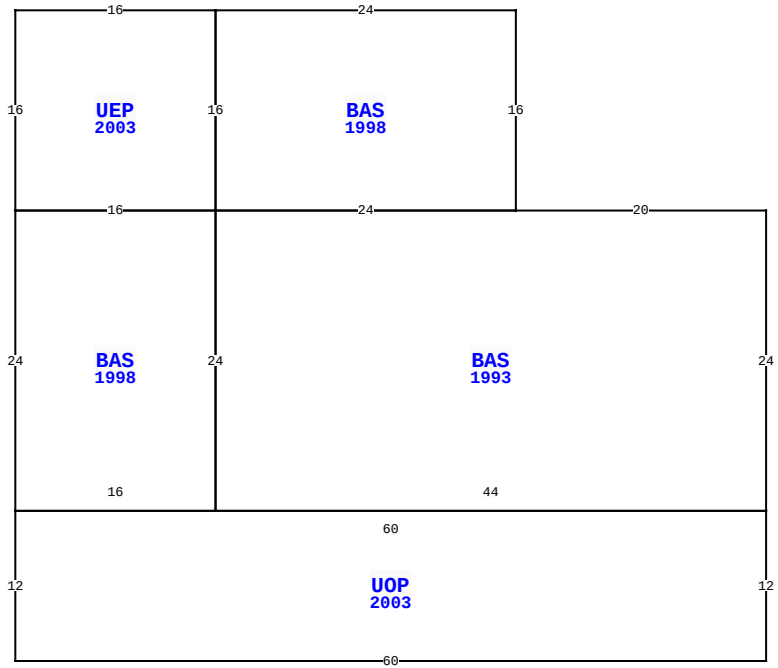
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	30,426
BAS	384	100	384	11,064
BAS	384	100	384	11,064
UEP	256	70	179	5,157
UOP	720	25	180	5,186
TOTALS	2,800		2,183	62,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,183	117.6000	82.32	179,705	1986	1996	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1824 HX Base Yr



43247 H & H LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		62,897
TOTAL MARKET OB/XF VALUE		6,327
TOTAL LAND VALUE - MARKET		74,160
TOTAL MARKET VALUE		143,384
SOH/AGL Deduction		73,682
ASSESSED VALUE		69,702
TOTAL EXEMPTION VALUE	HX HB	44,702
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985379	NEW CONSTR	88,158	09/01/1998
8949	MH MOVE-ON	15,000	06/26/1992
8472	MH MOVE-ON	35,000	03/12/1991
6924	TEMP POLE	0	08/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1020/0146	11/19/2001	QC	U	I	01	11,700
GRANTOR: HIRES JEFFREY L & LAR						
GRANTEE: HIRES JEFFREY L						
0745/1021	12/04/1995	QC	U	I	06	100
GRANTOR: HIRES CURTIS ETAL						
GRANTEE: HIRES JEFFREY & LAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1998] N16 W24 UEP=[YR=2003] W16 S16 BAS=[YR=1998] S24 UOP=[YR=2003] S12 E60 N12 W60$ E16 N24 W16$ E16 N16$ S16 E24$ W24 S24 E44 N24$.

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	20	16	320.00	SF	6.50	6.50	100	1987	1987	3	52	1,082	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1994	1994	3	20	1,152	
3	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	1999	1999	3	77	3,459	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2004	2004	3	22	634	

LAND DESCRIPTION

TOTAL OB/XF 6,327

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	0007	OR	0.00	0.00	4.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	74,160							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 4.12 Total Land Value: 74,160 Market: 0 Agricultural: 0 Common: 74,160 PRINTED 08/06/2024 BY SYS