

BLOCK 3 PT OF LOT 1
IN OR 2619/808
HILLS AT THOMAS CREEK PB 5/65

HAMRICK MORGAN ANTHONY JR
43167 H & H LANE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0014



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	25 MOD METAL 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 90
Interior Floor	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
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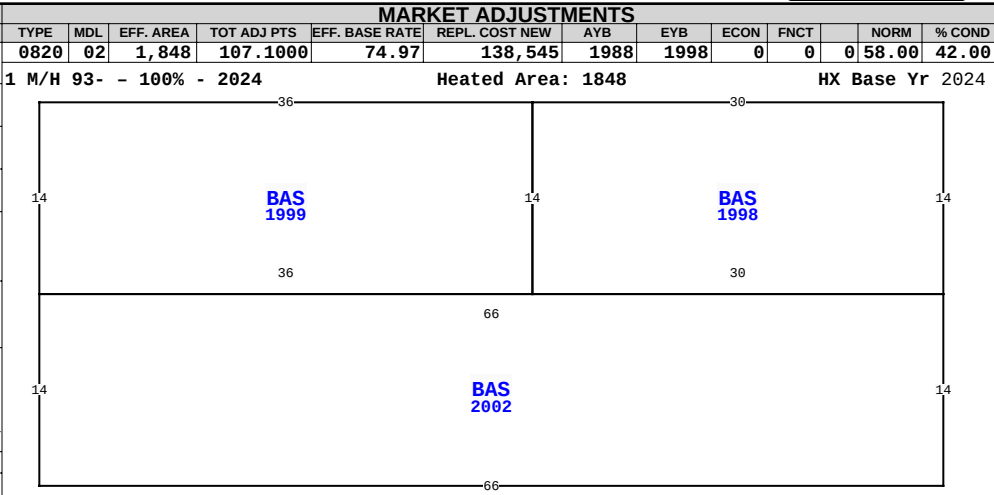
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	420	13,225
BAS	504	100	504	15,870
BAS	924	100	924	29,094

TOTALS	1,848	1,848	58,189
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	9	11	99.00	SF	30.00	30.00	100	1994
2	0810	CONCRETE A	0 100	10	11	110.00	SF	6.50	6.50	100	1994
3	0681	POLE SHED	0 100	19	18	342.00	SF	15.00	15.00	100	1997
4	0752	USP	0 100	0	0	260.00	SF	15.00	15.00	100	2012
5	0753	UEP	0 100	0	0	240.00	SF	22.00	22.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.12	AC	1.00



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
43167 H & H LN, CALLAHAN	06/13/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			58,189
TOTAL MARKET OB/XF VALUE			8,605
TOTAL LAND VALUE - MARKET			63,600
TOTAL MARKET VALUE			130,394
SOH/AGL Deduction			0
ASSESSED VALUE			130,394
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			80,394
TOTAL JUST VALUE			130,394
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/0808	2/13/2023	WD U	I	I	11	100	
GRANTOR: HAMRICK MORGAN A SR							
GRANTEE: HAMRICK MORGAN ANTH							
0833/0825	5/11/1998	QC U	I	I	01	100	
GRANTOR: HAMRICK ROBERT V SR							
GRANTEE: HAMRICK MORGAN A SR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W30 BAS=[YR=1999] W36 S14 BAS=[YR=2002] S14 E66 N14 W66\$ E36 N14\$ S14 E30 N14\$.											