PT NW1/4 OF NE1/4 & PT OF
SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 2031/1096

HOFFECKER KIM L & MILDRED L
45062 BUTLER LN
CALLAHAN, FL 32011

**2024**

**30-2N-25-0000-0004-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 01 | DIST CA 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

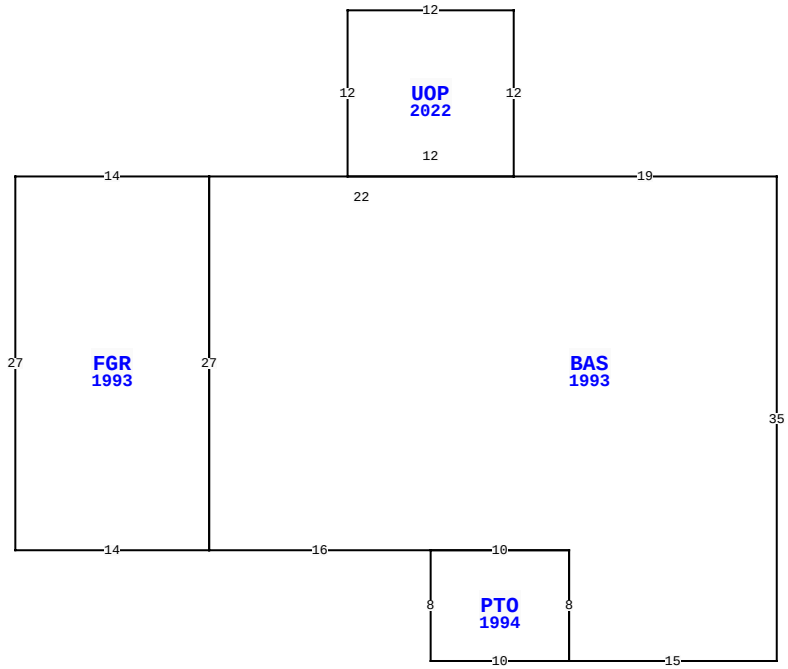
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,227 | 100 | 1,227 | 74,670 |
| FGR | 378 | 55 | 208 | 12,658 |
| PTO | 80 | 5 | 4 | 244 |
| UOP | 144 | 20 | 29 | 1,765 |
| TOTALS | 1,829 | | 1,468 | 89,336 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,468 | 108.1200 | 102.71 | 150,778 | 1978 | 1978 | 0 | 0 | 10 | 30.75 | 59.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1227 HX Base Yr




45374 OAK TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 89,336 |
| TOTAL MARKET OB/XF VALUE | 5,094 |
| TOTAL LAND VALUE - MARKET | 68,400 |
| TOTAL MARKET VALUE | 162,830 |
| SOH/AGL Deduction | 49,193 |
| ASSESSED VALUE | 113,637 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,637 |
| TOTAL JUST VALUE | 162,830 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 159,379 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R4499 | REPAIR/RRF | 0 | 02/01/2022 |
| 83 | REPAIR/RRF | 4,086 | 08/18/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2031/1096 | 2/05/2016 | WD | Q | I | 01 | 70,000 |
| GRANTOR: GIBSON JEFFREY MICHAE | | | | | | |
| GRANTEE: HOFFECKER KIM L & M | | | | | | |
| 0804/1968 | 9/02/1997 | WD | U | I | 09 | 87,900 |
| GRANTOR: SIKES JOHN F & AUDREY | | | | | | |
| GRANTEE: GIBSON JEFFREY & LE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=2022] N12 W12 S12 E12 $ W22
FGR=[YR=1993] W14 S27 E14 N27 $ S27 E16 PTO=[YR=1994] S8 E10 N8 W10 $ E10 S8 E15 N35 $ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,234.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 57 | 5,094 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,094

| 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 | 000100 | C | SFR | 0 | 0006 | RL | 0.00 | 0.00 | 3.80 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 68,400 | | | | | | | |

REVIEW DATE 01/25/2023 BY KW Total Acres: 3.80 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 08/06/2024 BY SYS