

BLOCK 4 LOT 22
IN OR 367 PGS 1 & 2
WILSON NECK LANDING 2 PB 4/72

HOPPER CLEVE ALAN
35199 WELCOME LANE
CALLAHAN, FL 32011

2024

43-2N-27-4648-0004-0220

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 100
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	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	122,227
FGR	546	55	300	25,394
UST	130	45	58	4,910
TOTALS	2,120		1,802	152,530

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	452.00	SF	2.60	2.60	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,802	108.0000	102.60	184,885	1982	1982	0	0	17.50	82.50

1 SINGLE FAM - 0% - 0

Heated Area: 1444

HX Base Yr

26

UST

1993

26

FGR

1993

26

BAS

1993

26

5

21

56

5

21

16

6

34

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	152,530		
TOTAL MARKET OB/XF VALUE	2,739		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	235,269		
SOH/AGL Deduction	31,441		
ASSESSED VALUE	203,828		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	203,828		
TOTAL JUST VALUE	235,269		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	228,199		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0340/0497	7/01/1981	WD	Q	V	
GRANTOR:					SALE PRICE
GRANTEE:					6,222

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W56 FGR=[YR=1993] W21 UST=[YR=1993] W5 S26E5 N26\$S26 E21 N26\$ S26 E16 N2 E6 S2 E34 N26\$.											