PT OF LOTS 1,3 IN OR 1483/708,
OR 2503/1214, LOT 2
HILLTOP MANOR PB 5/211

BACON NORMAN H & TERESA E
P O BOX 2017
CALLAHAN, FL 32011

2025

16-1N-25-0750-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

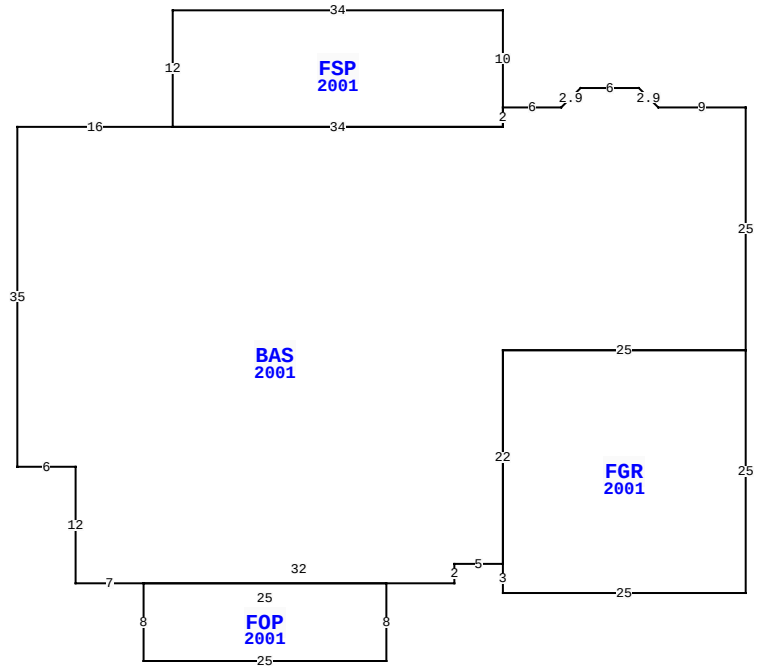
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,909	100	2001	2,909	291,708
FGR	625	55	2001	344	34,496
FOP	200	30	2001	60	6,016
FSP	408	40	2001	163	16,345
TOTALS	4,142			3,476	348,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,476	92.6440	122.29	425,080	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 0 Heated Area: 2909 HX Base Yr 2008



43212 HILLTOP LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		381,318
TOTAL MARKET OB/XF VALUE		42,340
TOTAL LAND VALUE - MARKET		73,850
TOTAL MARKET VALUE		497,508
SOH/AGL Deduction		253,985
ASSESSED VALUE		243,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,801
TOTAL JUST VALUE		497,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,528

ALSO OWNS PRCL 0001-0020 @ 43488 (OLD VOLUNTEER FI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P003827	NEW CONSTR	0	03/01/2000
B996704	NEW CONSTR	150,000	12/01/1999
B995820	GARAGE	62,890	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1214	10/08/2021	WD	U	V	37	3,000
GRANTOR: SHARP RICHARD B						
GRANTEE: BACON NORMAN H & TE						
1483/0708	3/07/2007	WD	Q	I	01	100
GRANTOR: BACON NORMAN H						
GRANTEE: BACON NORMAN H & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W9 U2L2 W6 D2L2 W6 S2 W34 W16 S35 E6 S12 E7 E32 N2 E5 N22 E25 N25 $
FGR=[YR=2001;ORIG=-25,47] S3 E25 N25 W25 S22 $
FSP=[YR=2001;ORIG=-25,0] N10 W34 S12 E34 N2 $
FOP=[YR=2001;ORIG=-62,49] S8 E25 N8 W25 $
.

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	100	0	0	5,824.00	SF	4.00	4.00	100	2000	2000	3	77	17,938	
2	0476	VF 6 SBPL	1	100	0	0	250.00	LF	32.00	32.00	100	2024	2018		92	7,360	
3	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2024	2018		92	552	
4	0855	CONC PAVER	1	100	0	0	1,700.00	SF	10.00	10.00	100	2024	2018		97	16,490	

LAND DESCRIPTION

TOTAL OB/XF 42,340

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	RES	100	0006	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,850							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.11 Total Land Value: 73,850 Market: 0 Agricultural: 0 Common: 73,850 PRINTED 07/30/2025 BY SYS

PT OF LOTS 1,3 IN OR 1483/708,
OR 2503/1214, LOT 2
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2025

16-1N-25-0750-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

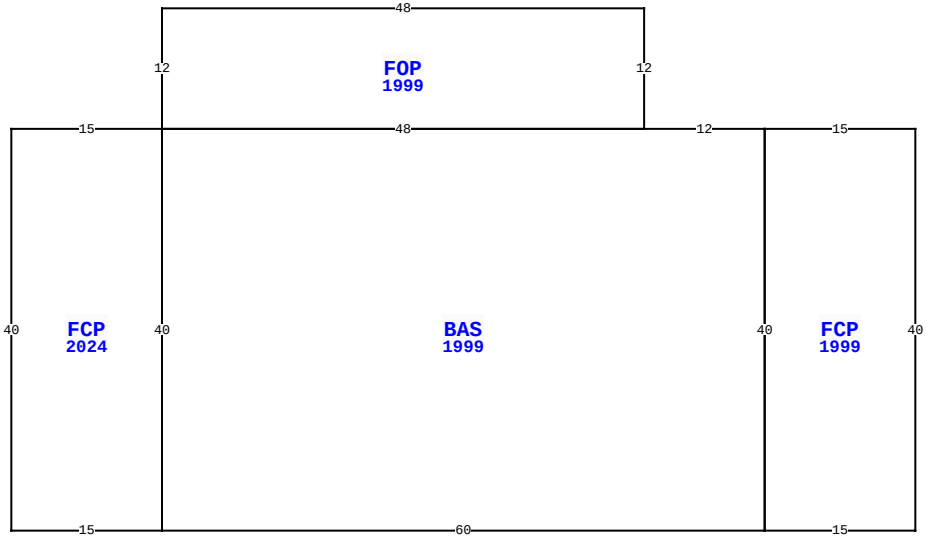
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1999	2,400	27,360
FCP	600	25	1999	150	1,710
FCP	600	25	2024	150	1,710
FOP	576	30	1999	173	1,972
TOTALS	4,176			2,873	32,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,873	54.0500	20.00	57,460	1999	1999	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 1999 Heated Area: 2400 HX Base Yr 2008



43212 HILLTOP LN, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: SHARP RICHARD B						
GRANTEE: BACON NORMAN H & TE						
1483/0708	3/07/2007	WD	Q	I	01	100
GRANTOR: BACON NORMAN H						
GRANTEE: BACON NORMAN H & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=50,10] E48 E12 S40 W60 N40 $
FCP=[YR=1999;ORIG=110,10] E15 S40 W15 N40 $
FOP=[YR=1999;ORIG=50,10] E48 N12 W48 S12 $
FCP=[YR=2024;ORIG=50,10] W15 S40 E15 N40 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.11 Total Land Value: 73,850 Market: 0 Agricultural: 0 Common: 73,850 PRINTED 07/30/2025 BY SYS