PT OF LOT 1
IN OR 2503/1212
HILLTOP MANOR PB 5/211

BACON NORMAN & TERESA
43212 HILLTOP LANE
CALLAHAN, FL 32011

2025

16-1N-25-0750-0001-0020

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		21 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

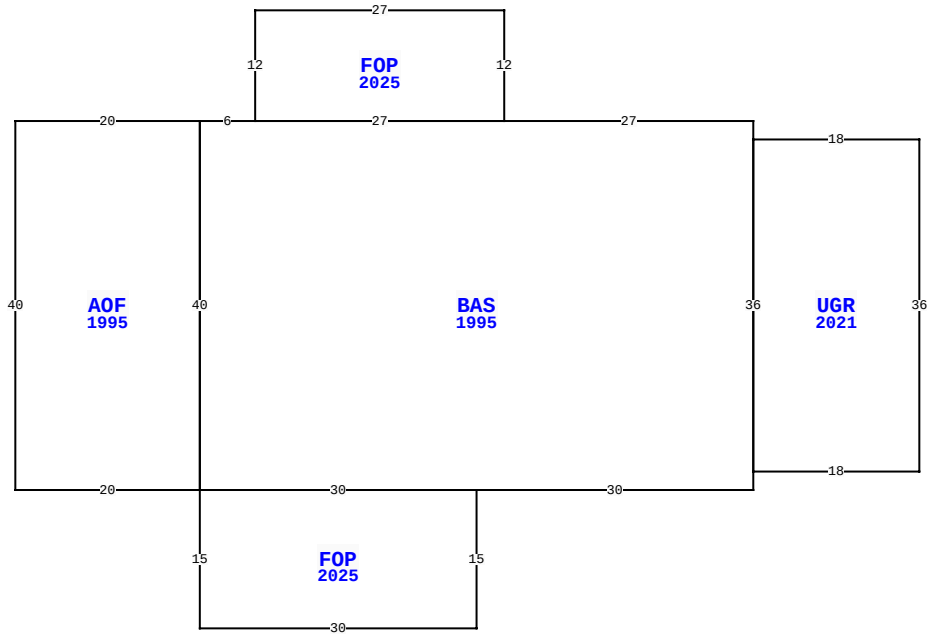
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	185	1995	1,480	52,289
BAS	2,400	100	1995	2,400	84,792
FOP	324	50	2025	162	5,724
FOP	450	50	2025	225	7,950
UGR	648	50	2021	324	11,447
TOTALS	4,622			4,591	162,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	4,591	190.9774	70.66	324,400	1995	1995	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 3200 HX Base Yr



43488 RATLIFF RD, CALLAHAN

BLD DATE	09/04/2014	KK	LGL DATE		
XF DATE			LAND DATE	05/21/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	162,200
TOTAL MARKET OB/XF VALUE	12,439
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	199,839
SOH/AGL Deduction	765
ASSESSED VALUE	199,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,074
TOTAL JUST VALUE	199,839
NCON VALUE	17,347
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250004394	PRIVATE PROVIDER	517,324	04/25/2025
B240008397		517,324	07/17/2024
21010178	CARPORT	17,435	08/03/2021
P014663	NEW CONSTR	1,500	04/01/2001
E951973	NEW CONSTR	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1212	10/08/2021	QC	U	V	11	100
GRANTOR: BACON NORMAN						
GRANTEE: BACON NORMAN H & TE						
2271/1015	4/20/2019	WD	U	I	11	100
GRANTOR: RATLIFF COMMUNITY VOL						
GRANTEE: BACON NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-18,0] W27 W27 W6 S40 E30 E30 N2 N36 N2 $
UGR=[YR=2021;ORIG=0,2] W18 S36 E18 N36 $
AOF=[YR=1995;ORIG=-78,0] W20 S40 E20 N40 $
FOP=[YR=2025;ORIG=-78,40] E30 S15 W30 N15 $
FOP=[YR=2025;ORIG=-72,0] E27 N12 W27 S12 $
.

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	0803	ASPHALT C	0	0	0	0	6,439.00	SF	2.00	2.00	100	1995	1995	3	50	6,439	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,439

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	0	0006	OR	0.00	0.00	0.56	AC		1.00	1.00	1.00	45,000.00	45,000.00	25,200							

REVIEW DATE 12/10/2024 BY TW Total Acres: 0.56 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 07/30/2025 BY SYS