

PT LOT 25 IN OR 2273/273
RATLIFF ACRES UNR
UTIL ESMT IN OR 2299/1103

WILBUR JASON A & CASEY N
43201 HILLTOP LANE
CALLAHAN, FL 32011

2025

16-1N-25-2900-0025-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	207,630
TOTALS	2,280			2,280	207,630

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	100	0	0	224.00	SF	6.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.04	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	115.2000	97.92	223,258	2019	2019	0	0	7.00	93.00
1 M/H 94+ - 100% - 2021 Heated Area: 2280 HX Base Yr 2021											
43201 HILLTOP LN, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/21/2025 MLU											

TOTAL OB/XF											
1,412											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 229,145											
TOTAL MARKET OB/XF VALUE 1,412											
TOTAL LAND VALUE - MARKET 46,800											
TOTAL MARKET VALUE 277,357											
SOH/AGL Deduction 87,390											
ASSESSED VALUE 189,967											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 139,245											
TOTAL JUST VALUE 277,357											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 245,535											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004397	GARAGE	41,731	05/21/2020
19006495	CO ISSUED	0	09/20/2019
19004798	MH MOVE-ON	0	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2273/0273	5/08/2019	WD	U	V	11	100	
GRANTOR: CORNAIRE VICKIE D							
GRANTEE: WILBUR JASON A & CA							
2273/0270	5/08/2019	WD	U	V	11	100	
GRANTOR: HUDSON SHIRLEY J							
GRANTEE: CORNAIRE VICKI D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W76 S30 E76 N30\$.											

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