

BLOCK 3 E378.38 FT OF W1135.16
FT OF LOT 1 SEC 24-1N-24
IN OR 1020/146

HIRES JEFFREY L
43247 H & H LANE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08

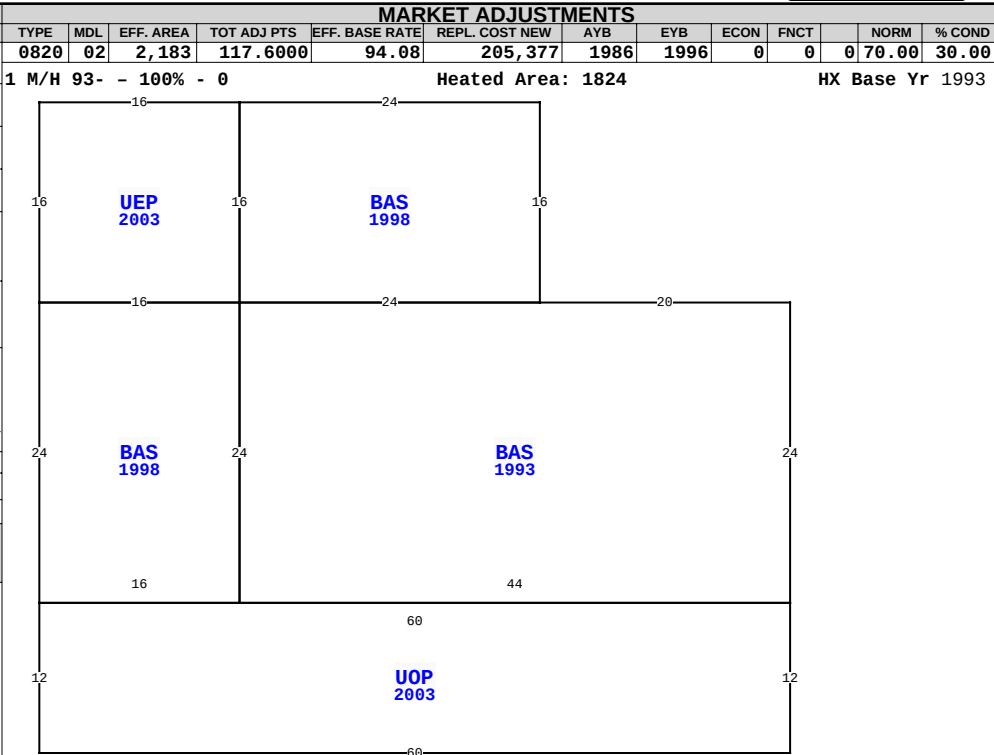
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	29,804
BAS	384	100	1998	384	10,838
BAS	384	100	1998	384	10,838
UEP	256	70	2003	179	5,052
UOP	720	25	2003	180	5,080

TOTALS	2,800			2,183	61,613
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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	20	16	320.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	
3	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	

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	0007	OR	0.00	0.00	4.12	AC	



43247 H & H LN, CALLAHAN

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

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
1	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,030	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1994	1994	3	20	1,152	
3	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	1999	1999	3	75	3,370	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2004	2004	3	21	605	

TOTAL OB/XF											
6,157											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						61,613					
TOTAL MARKET OB/XF VALUE						6,157					
TOTAL LAND VALUE - MARKET						123,600					
TOTAL MARKET VALUE						191,370					
SOH/AGL Deduction						119,647					
ASSESSED VALUE						71,723					
TOTAL EXEMPTION VALUE						HX HB 46,723					
BASE TAXABLE VALUE						25,000					
TOTAL JUST VALUE						191,370					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						143,384					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985379	NEW CONSTR	88,158	09/01/1998
8949	MH MOVE-ON	15,000	06/26/1992
8472	MH MOVE-ON	35,000	03/12/1991
6924	TEMP POLE	0	08/31/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1020/0146	11/19/2001	QC	Q	I	01	11,700	
GRANTOR: HIRES JEFFREY L & LAR							
GRANTEE: HIRES JEFFREY L							
0745/1021	12/04/1995	QC	Q	I	06	100	
GRANTOR: HIRES CURTIS ETAL							
GRANTEE: HIRES JEFFREY & LAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 BAS=[YR=1998] N16 W24 UEP=[YR=2003] W16 S16 BAS=[YR=1998] S24 UOP=[YR=2003] S12 E60 N12 W60\$ E16 N24 W16\$ E16 N16\$ S16 E24\$ W24 S24 E44 N24\$.											