BLOCK 3 E378.39 FT OF W756.77
FT OF LOT 1 OR 743/166
HILLS AT THOMAS CREEK PB 5/65

HIRES MELONY A
4331 H & H LANE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0011

BUILDING CHARACTERISTICS

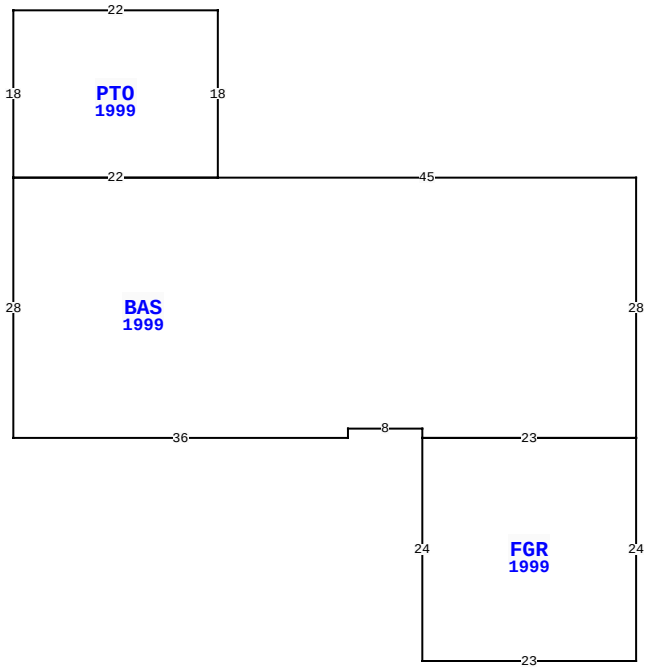
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,868	100	1999	1,868	190,842
FGR	552	55	1999	304	31,058
PTO	396	5	1999	20	2,043
TOTALS	2,816			2,192	223,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,192	95.2560	125.74	275,622	1999	1999	0	0	0	18.75	81.25

2 SNGL FAM – 0% - 0 Heated Area: 1868 HX Base Yr



43331 H & H LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	223,943
TOTAL MARKET OB/XF VALUE	54,777
TOTAL LAND VALUE - MARKET	123,600
TOTAL MARKET VALUE	402,320
SOH/AGL Deduction	84,496
ASSESSED VALUE	317,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,824
TOTAL JUST VALUE	402,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M983410	H/AC	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0743/0166	11/01/1995	QC	Q	I	06	100

GRANTOR: HIRES JEFFERY ETAL

GRANTEE: HIRES CURTIS & MELO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 PTO=[YR=1999] N18 W22 S18 E22 $ W22 S28 E36 N1 E8 S1 FGR=[YR=1999] S24 E23 N24 W23 $ E23 N28 $.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
2	0940	SHEDS/PORT	0	0	14	15	210.00	SF	30.00	30.00	100	1990	1990	3	20	1,260	
3	0810	CONCRETE A	0	0	15	27	405.00	SF	6.50	6.50	100	1995	1995	3	68	1,790	
4	0510	GARAGE WD-	0	0	50	34	1,700.00	SF	43.75	43.75	100	2013	2013	3	68	50,575	

LAND DESCRIPTION

TOTAL OB/XF 54,777

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	0007	OR	0.00	0.00	4.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	123,600							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 4.12 Total Land Value: 123,600 Market: 0 Agricultural: 0 Common: 123,600 PRINTED 07/30/2025 BY SYS