

BLOCK 4 LOT 22
IN OR 367 PGS 1 & 2
WILSON NECK LANDING 2 PB 4/72

HOPPER CLEVE ALAN
35199 WELCOME LANE
CALLAHAN, FL 32011

2025

43-2N-27-4648-0004-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1993	1,444	128,271
FGR	546	55	1993	300	26,649
UST	130	45	1993	58	5,152

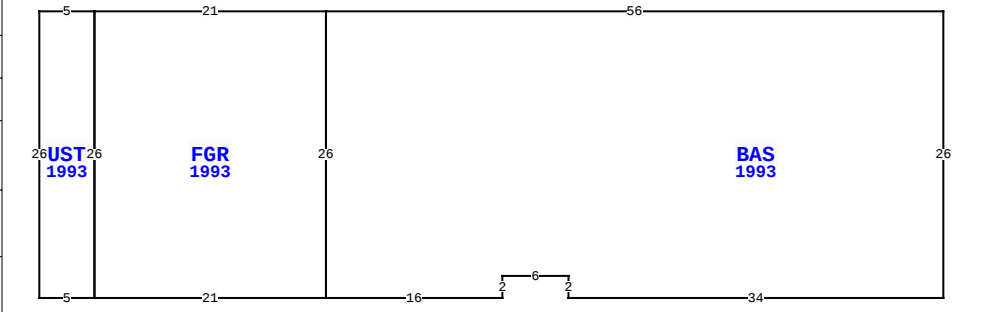
TOTALS	2,120			1,802	160,072
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	452.00	SF	2.60
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,802	108.0000	108.00	194,616	1982	1982	0	0	0	17.75	82.25	

1 SINGLE FAM - 0% - 0 Heated Area: 1444 HX Base Yr



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

TOTAL OB/XF													
2,616													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,072	
TOTAL MARKET OB/XF VALUE		2,616	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		247,688	
SOH/AGL Deduction		23,477	
ASSESSED VALUE		224,211	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		224,211	
TOTAL JUST VALUE		247,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0340/0497	7/01/1981	WD	Q	V		6,222	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W56 FGR=[YR=1993] W21 UST=[YR=1993] W5 S26E5 N26\$S26 E21 N26\$ S26 E16 N2 E6 S2 E34 N26\$.									