PARCELS 4-10 4 4-12 4-8
IN SEC 2 PARCEL 1 IN SEC 3 &
LOTS 1 THRU 9 THE LAST ACRE

HINTON MICHAEL L & JEAN N
36109 JENTRIE LN
CALLAHAN, FL 32011

2026

02-2N-24-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

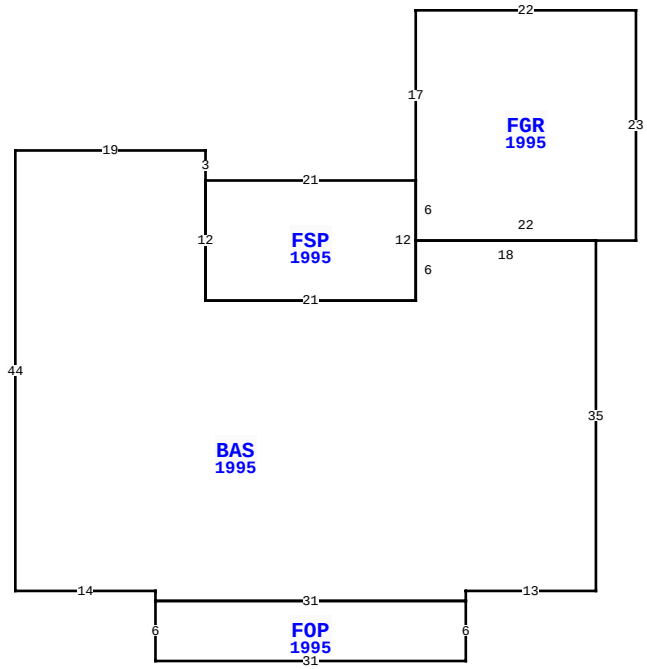
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,106	100	1995	2,106	215,624
FGR	506	55	1995	278	28,463
FOP	186	30	1995	56	5,733
FSP	252	40	1995	101	10,341
TOTALS	3,050			2,541	260,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,541	95.0400	132.11	335,692	1995	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 1996 Heated Area: 2106 HX Base Yr 1996



36109 JENTRIE RAY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,161
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,220
TOTAL MARKET VALUE		427,366
SOH/AGL Deduction		180,678
ASSESSED VALUE		246,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,277
TOTAL JUST VALUE		610,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0720/1469	12/28/1994	WD	Q	V	01	1,000

GRANTOR: HINTON NOLLIE L

GRANTEE: HINTON MICHAEL L &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W22 S17 FSP=[YR=1995] W21 BAS=[YR=1995] N3 W19 S44 E14 S1 FOP=[YR=1995] S6 E31 N6 W31$ E31 N1 E13 N35 W18 S6 W21 N12$ S12 E21 N12$ S6 E22 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	156,000							
2	005401	A	TIMBER 1 P	0	0007	OR	0.00	0.00	14.94	AC		1.00	1.00	1.00	750.00	750.00	11,205							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.94	AC		1.00	1.00	1.00	13,000.00	13,000.00	194,220							

REVIEW DATE 01/01/2023 BY CD Total Acres: 26.94 Total Land Value: 167,205 Market: 194,220 Agricultural: 11,205 Common: 156,000 PRINTED 07/09/2026 BY SYS