PT OF LOTS 1 2 & 3
IN OR 2838/819
HILLTOP MANOR PB 5/211

COLLINS THOMAS D & APRIL L
43212 HILLTOP LANE
CALLAHAN, FL 32011

2026

16-1N-25-0750-0001-0010

BUILDING CHARACTERISTICS

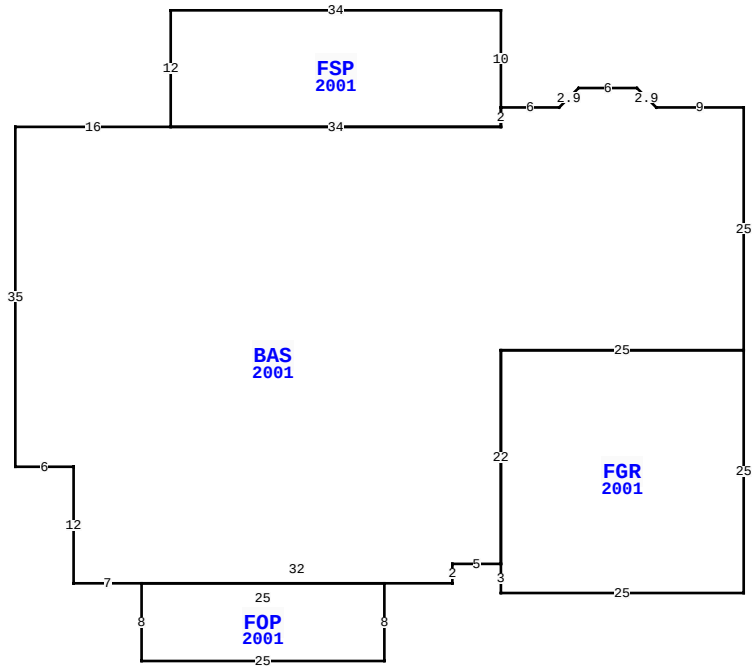
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,909	100	2001	2,909	320,381
FGR	625	55	2001	344	37,886
FOP	200	30	2001	60	6,608
FSP	408	40	2001	163	17,952
TOTALS	4,142			3,476	382,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,476	97.5200	135.55	471,172	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2026 Heated Area: 2909 HX Base Yr 2026



43212 HILLTOP LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		415,531
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,400
TOTAL MARKET VALUE		495,931
SOH/AGL Deduction		161,372
ASSESSED VALUE		334,559
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,148
TOTAL JUST VALUE		495,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P003827	NEW CONSTR	0	03/01/2000
B996704	NEW CONSTR	150,000	12/01/1999
B995820	GARAGE	62,890	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2838/819	12/30/2025	WD	U	I	11	100
GRANTOR: BACON NORMAN H & TERE						
GRANTEE: COLLINS THOMAS D &						
2503/1214	10/08/2021	WD	U	V	37	3,000
GRANTOR: SHARP RICHARD B						
GRANTEE: BACON NORMAN H & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W9 U2L2 W6 D2L2 W6 S2 W34 W16 S35 E6 S12 E7 E32 N2 E5 N22 E25 N25 $
FGR=[YR=2001;ORIG=-25,47] S3 E25 N25 W25 S22 $
FSP=[YR=2001;ORIG=-25,0] N10 W34 S12 E34 N2 $
FOP=[YR=2001;ORIG=-62,49] S8 E25 N8 W25 $
.

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	000100	C	RES	100	0006	OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,400							

REVIEW DATE 02/10/2026 BY TWA Total Acres: 2.01 Total Land Value: 80,400 Market: 0 Agricultural: 0 Common: 80,400 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

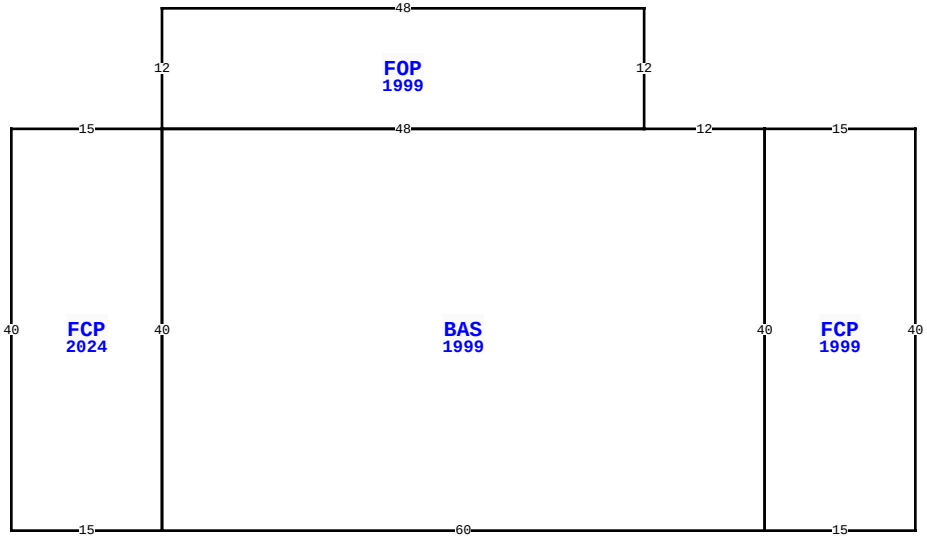
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1999	2,400	27,320
FCP	600	25	1999	150	1,707
FCP	600	25	2024	150	1,707
FOP	576	30	1999	173	1,969
TOTALS	4,176			2,873	32,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,873	54.0500	21.08	60,563	1999	1999	0	0	0	46.00	54.00

2 GARAGE RES 100% - 2026 Heated Area: 2400 HX Base Yr 2026



43212 HILLTOP LN, CALLAHAN

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2503/1214	10/08/2021	WD	U	V	37	3,000
GRANTOR: SHARP RICHARD B						
GRANTEE: BACON NORMAN H & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=50,10] E48 E12 S40 W60 N40 $
FCP=[YR=1999;ORIG=110,10] E15 S40 W15 N40 $
FOP=[YR=1999;ORIG=50,10] E48 N12 W48 S12 $
FCP=[YR=2024;ORIG=50,10] W15 S40 E15 N40 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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