LOTS 3,4
(EX PT OR 1483/708, 2503/1214)
HILLTOP MANOR PB 5/211

SHARP RICHARD B
43164 HILLTOP LANE
CALLAHAN, FL 32011

2026

16-1N-25-0750-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05

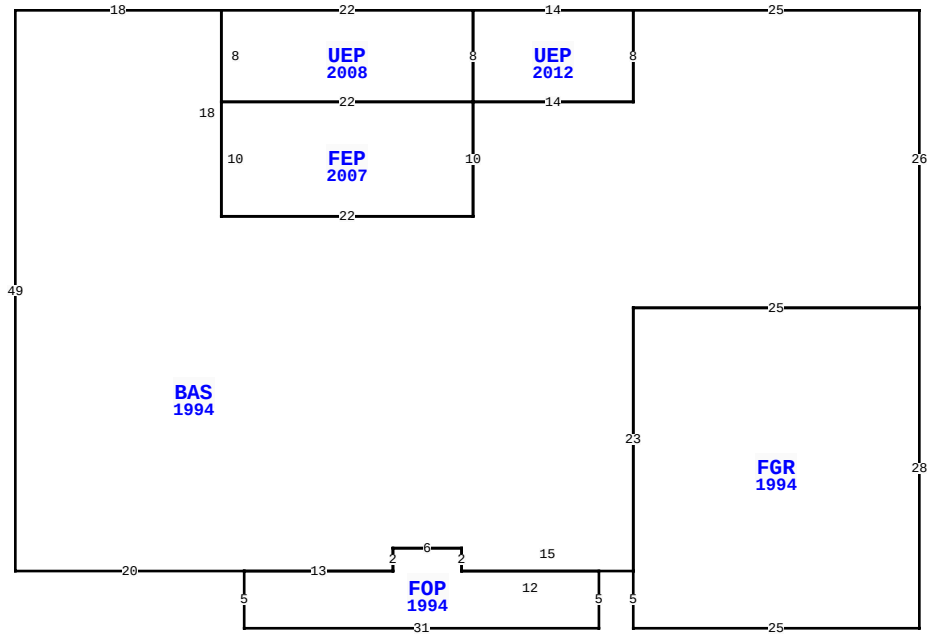
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,776	100	1994	2,776	241,148
FEP	220	80	2007	176	15,289
FGR	700	55	1994	385	33,445
FOP	167	30	1994	50	4,344
UEP	176	60	2008	106	9,208
UEP	112	60	2012	67	5,820
TOTALS	4,151			3,560	309,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,560	107.5140	112.89	401,888	1994	1994	0	0	0	23.05	76.95

1 SINGLE FAM 100% - 1995 Heated Area: 2776 HX Base Yr 1995



43164 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		422,320
TOTAL MARKET OB/XF VALUE		38,828
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		556,148
SOH/AGL Deduction		242,470
ASSESSED VALUE		313,678
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,267
TOTAL JUST VALUE		556,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004517	CO ISSUED	0	08/02/2021
21004517	MH MOVE-ON	0	04/13/2021
B1529907	GARAGE	5,148	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1129/1008	4/14/2003	QC	Q	I	01	100

GRANTOR: SHARP RICHARD B
GRANTEE: SHARP RICHARD B & W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25 UEP=[YR=2012] W14 UEP=[YR=2008] W22 S8 FEP=[YR=2007] S10 E22 N10 W22$ E22 N8$ S8 E14 N8$ S8 W14 S10 W22 N18 W18S49 E20 FOP=[YR=1994] S5 E31 N5 W12 N2 W6 S2 W13$ E13 N2 E6 S2E15FGR=[YR=1994] S5 E25 N28 W25 S23$ N23 E25 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	0511	GARAGE CB-	0	100	14	44	616.00	SF	40.00	40.00	100	1995	1995	3	66	16,262	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2001	2001	3	20	1,440	
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2001	2001	3	27	3,629	
8	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2001	2001	3	27	5,443	
9	0680	POLE SHED	0	100	5	8	40.00	SF	10.00	10.00	100	2001	2001	3	27	108	
10	0940	SHEDS/PORT	0	100	4	5	20.00	SF	30.00	30.00	100	2001	2001	3	20	120	
11	0510	GARAGE WD-	0	100	29	16	464.00	SF	35.00	35.00	100	2008	2008	3	44	7,146	
12	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	2015	2015	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 38,828

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	1.90	AC		1.00	1.00	1.00	50,000.00	50,000.00	95,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.90 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/09/2026 BY SYS

LOTS 3,4
(EX PT OR 1483/708, 2503/1214)
HILLTOP MANOR PB 5/211

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43164 HILLTOP LANE
CALLAHAN, FL 32011

2026

16-1N-25-0750-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

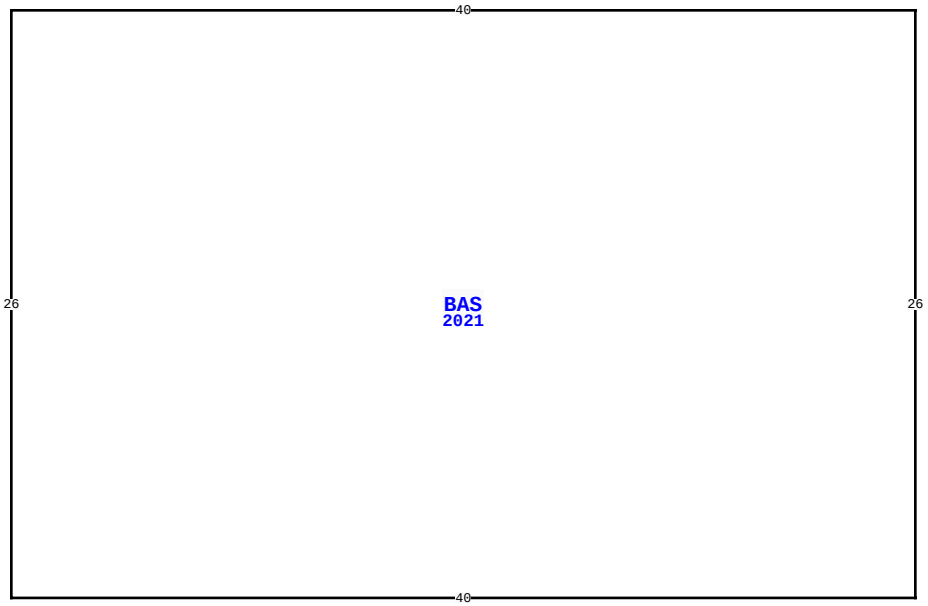
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,040	100	2021	1,040	113,067
TOTALS	1,040			1,040	113,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	127.1600	114.44	119,018	2021	2021	0	0	0	5.00	95.00

2 M/H 94+ 100% - 1995 Heated Area: 1040 HX Base Yr 1995



43164 HILLTOP LN, CALLAHAN

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1129/1008	4/14/2003	QC	Q	I	01	100

GRANTOR: SHARP RICHARD B

GRANTEE: SHARP RICHARD B & W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S26 E40 N26$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.90 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/09/2026 BY SYS