PT OF LOT 3
IN OR 2154/1246
WOODLAND ESTATES #1 PB 4/29-30

HARTWELL BOBBY GENE/PENA MARIA ISABEL MARTINEZ
43024 HILLTOP LN
CALLAHAN, FL 32011

2026

16-1N-25-2910-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

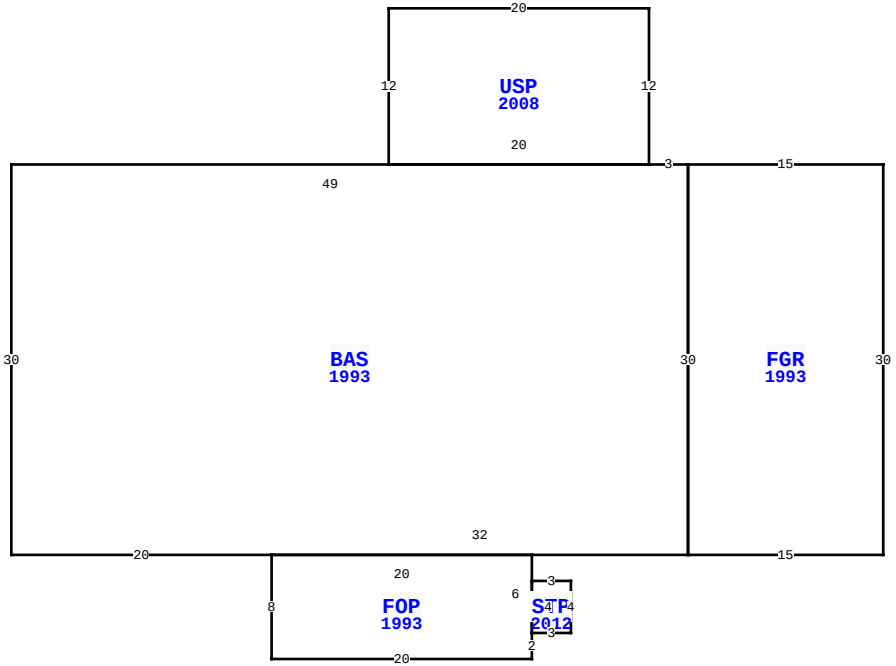
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,560	100	1993	1,560	142,724
FGR	450	55	1993	248	22,690
FOP	160	30	1993	48	4,392
STP	12	10	2012	1	91
USP	240	30	2008	72	6,587
TOTALS	2,422			1,929	176,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,929	98.1666	136.45	263,212	1976	1976	0	0	0	32.95	67.05

1 SNGL FAM 100% - 2018 Heated Area: 1560 HX Base Yr 2018



43024 HILLTOP LN, CALLAHAN

BLD DATE	06/27/2008 JW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,484
TOTAL MARKET OB/XF VALUE		8,184
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		264,668
SOH/AGL Deduction		168,746
ASSESSED VALUE		95,922
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		39,511
TOTAL JUST VALUE		264,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5022	CO ISSUED	0	12/01/2007
E20313	ELEC OTHER	0	12/01/2007
M13511	MECH OTHER	0	12/01/2007
MH5022	MH MOVE-ON	0	12/01/2007
V990058	REMODEL	4,652	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1246	10/31/2017	SW	Q	I	02	167,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HARTWELL BOBBY GENE						
2103/0824	2/27/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=2008] N12 W20 S12 E20$ W49 S30 E20 FOP=[YR=1993] S8E20 N2 STP=[YR=2012] E3 N4 W3 S4$ N6 W20 $ E32 FGR=[YR=1993] E15 N30 W15 S30 $ N30 $.

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	100	12	20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
3	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2009	2009	3	31	744	

LAND DESCRIPTION

TOTAL OB/XF 8,184

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	1.60	AC		1.00	1.00	1.00	50,000.00	50,000.00	80,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 1.60 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS