

LOT 5
(EX PT IN OR 2639/1733)
WOODLAND ESTATES 1 PBK 4/29

HIMSTEDT DIANE/MORRISON BUNNIE FLORENCE
43111 HILLTOP LANE
CALLAHAN, FL 32011

2026

16-1N-25-2910-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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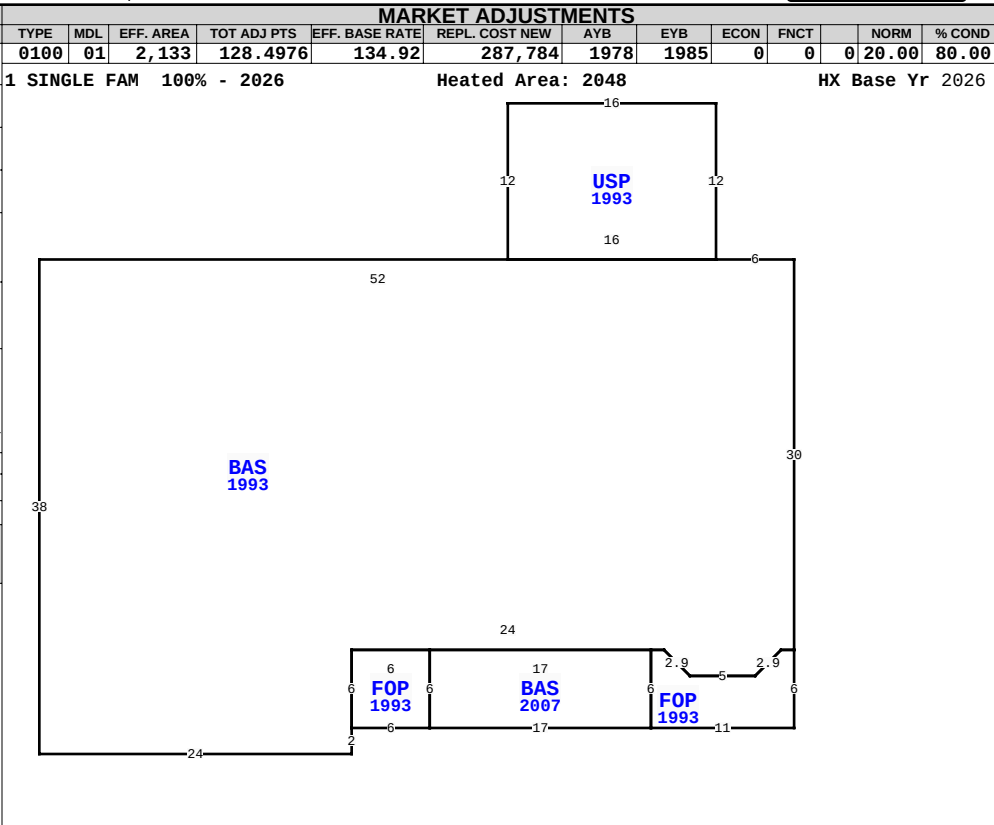
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1993	1,946	210,043
BAS	102	100	2007	102	11,010
FOP	36	30	1993	11	1,187
FOP	52	30	1993	16	1,727
USP	192	30	1993	58	6,260

TOTALS	2,328			2,133	230,227
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00
4	0940	SHEDS/PORT	0	100	9	12	108.00	SF	30.00
5	0681	POLE SHED	0	100	12	24	288.00	SF	15.00
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00
7	0940	SHEDS/PORT	0	100	13	12	156.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.56

REVIEW DATE	01/06/2023	BY	KWA
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43111 HILLTOP LN, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1986	1986	3	20	4,200	
4	0940	SHEDS/PORT	0	100	9	12	108.00	SF	30.00	30.00	100	1991	1991	3	20	648	
5	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1995	1995	3	20	864	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2002	2002	3	20	720	
7	0940	SHEDS/PORT	0	100	13	12	156.00	SF	30.00	30.00	100	1991	1991	3	20	936	

TOTAL OB/XF													8,838	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
06	OR	0.00	0.00	3.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	124,600		

Total Acres: 3.56	Total Land Value: 124,600	Market: 0	Agricultural: 0	Common: 124,600
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		238,711	
TOTAL MARKET OB/XF VALUE		8,838	
TOTAL LAND VALUE - MARKET		124,600	
TOTAL MARKET VALUE		372,149	
SOH/AGL Deduction		0	
ASSESSED VALUE		372,149	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		320,738	
TOTAL JUST VALUE		372,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614893	REPAIR/RRF	9,500	03/01/2016
R94273	REPAIR/RRF	2,900	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2783/1814	4/18/2025	TD	Q	I	02	380,000	
GRANTOR:SIKES D R & J N REVOC							
GRANTEE:HIMSTEDT DIANE							
0766/1553	7/29/1996	WD	Q	I	06	100	
GRANTOR:SIKES DOUGLAS R & JAC							
GRANTEE:SIKES DOUGLAS & JAC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 USP=[YR=1993] N12 W16 S12 E16\$ W52 S38 E24 N2 FOP=[YR=1993] E6 BAS=[YR=2007] E17 FOP=[YR=1993] E11 N6 W1 D2 L2 W5 L2 U2 W1 S6\$ N6 W17 S6\$ N6 W6 S6\$ N6 E24 D2 R2 E5 R2 U2 E1 N30\$.									

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Air Condition	02	WINDOW 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
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	240	100	2007	240	8,484

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	240	83.6000	46.82	11,237	1991	1991	0	0	24.50	75.50
2 ACCESSORY U 100% - 2026 Heated Area: 240 HX Base Yr 2026											
20 12 12 20 BAS 2007											
BLD DATE						LGL DATE					