IN OR 2618/1828
EX 102-8 & 102-9
ESMT OR 1328/1504 &

KELLY KAYLA ELIZABETH
45214 ARLINE ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0102-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

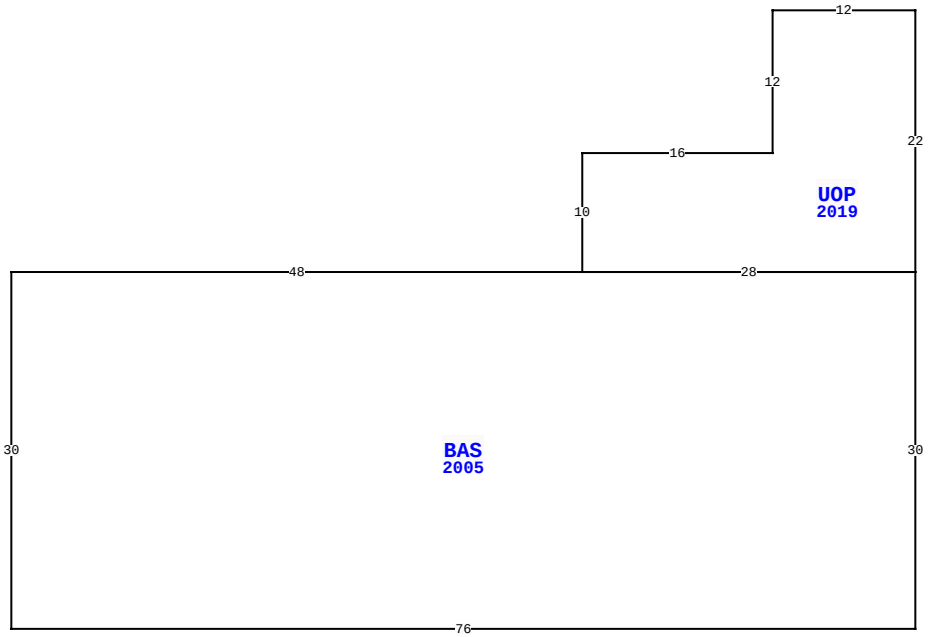
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	110,341
UOP	424	25	106	5,130
TOTALS	2,704		2,386	115,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,386	119.2000	83.44	199,088	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 50% - 2021 Heated Area: 2280 HX Base Yr 2021



45214 ARLINE RD, CALLAHAN

BLD DATE	07/10/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		115,471
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		197,371
SOH/AGL Deduction		30,153
ASSESSED VALUE		167,218
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		117,218
TOTAL JUST VALUE		197,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4628	MH MOVE-ON	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1828	2/10/2023	QC	U	I	11	100
GRANTOR: KELLY KAYLA ELIZABETH						
GRANTEE: KELLY KAYLA ELIZABE						
2261/1702	3/15/2019	WD	Q	I	01	160,000
GRANTOR: MORRIS MICHAEL & DREM						
GRANTEE: KELLY KAYLA E & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W12 S12 W16 S10 BAS=[YR=2005] W48 S30 E76 N30 W28$ E28 N22$.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

TOTAL OB/XF 3,150

LAND DESCRIPTION

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	000115	C	SFR ACRES	50	0006	OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,750							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 2.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS