PT OF SE1/4 OF NW1/4
IN OR 2627/1220

IRVINE KELSEY M
58143 BAMBI LANE
HILLIARD, FL 32046

2023

26-4N-25-0000-0007-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

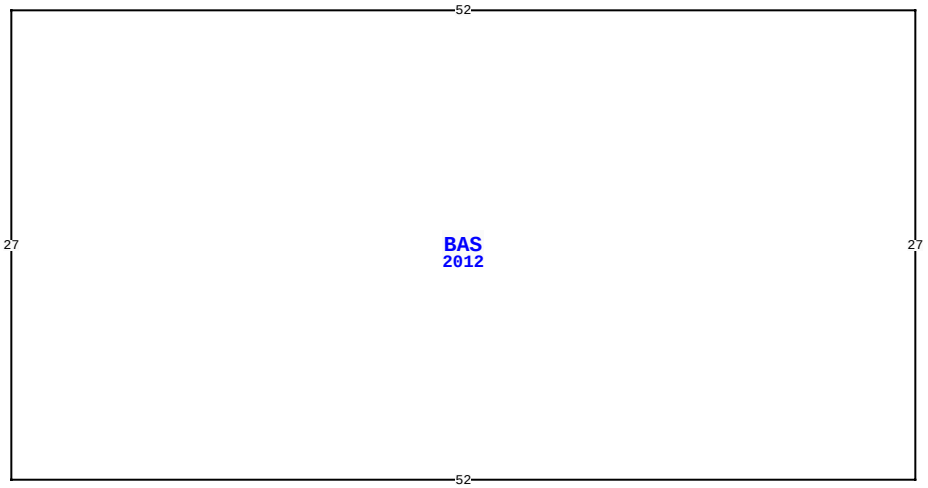
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	82,650
TOTALS	1,404		1,404	82,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	81.76	114,791	2012	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2012 Heated Area: 1404 HX Base Yr 2012



58143 BAMBI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,650
TOTAL MARKET OB/XF VALUE		527
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		121,677
SOH/AGL Deduction		45,584
ASSESSED VALUE		76,093
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,093
TOTAL JUST VALUE		121,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25229	MH	0	07/01/2012
M17300	H/AC	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1220	3/23/2023	WD	Q	I	01	260,000
GRANTOR: ROLAND JOSHUA KYLE						
GRANTEE: IRVINE KELSEY M						
1675/1874	5/06/2010	DG	U	I	30	100
GRANTOR: SEAGRAVES MARY JEAN						
GRANTEE: ROLAND JOSHUA KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S27 E52 N27$.

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	12	144.00	SF	18.30	18.30	100	2000	2000	3	20	527	

LAND DESCRIPTION

TOTAL OB/XF 527

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	100	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							

REVIEW DATE 07/28/2017 BY KBX Total Acres: 1.10 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/02/2023 BY SYS