

PT OF LOT 3
IN OR 2567/963
2002 FLEET DW/MH

BELL KIMBERLY D
45085 CIRCLE DRIVE
CALLAHAN, FL 32011

2023

28-2N-25-3100-0003-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	121,428
DCK	64	15	10	534
DCK	192	15	29	1,551
DCK	293	15	44	2,353
FSP	288	60	173	9,250
STR	24	10	2	107

TOTALS	3,132		2,529	135,223
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
3	0681	POLE SHED	0 100	12	20	240.00	SF	15.00	15.00	
4	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,529	123.2000	86.24	218,101	2002	2007	0	0	38.00	62.00	

1 M/H 94+ - 100% - 2023

Heated Area: 2271

HX Base Yr 2023

The floor plan shows a large central rectangular area labeled **BAS 2007** with dimensions 35 by 30. To the right of the BAS area is a vertical strip containing two rooms: **DCX 2007** (top) and **FSP 2007** (bottom). The DCX room has a width of 8 and a height of 8. The FSP room has a width of 24 and a height of 12. Below the BAS area is a complex shape containing two rooms: **DCX 2007** (top) and **STR 2007** (bottom). The DCX room has a width of 10 and a height of 9. The STR room has a width of 6 and a height of 4. The overall dimensions of the main structure are 35 by 30. The total heated area is 2271.

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

TOTAL OB/XF												
6,202												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			135,223
TOTAL MARKET OB/XF VALUE			6,202
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			176,425
SOH/AGL Deduction			0
ASSESSED VALUE			176,425
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			126,425
TOTAL JUST VALUE			176,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17527	H/AC	0	08/01/2012
MH013542	MH MOVE-ON	0	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0963	6/03/2022	QC U	I	11		100
GRANTOR: BELL KIMBERLY & DUNCA						
GRANTEE: BELL KIMBERLY D						
1535/0463	11/13/2007	QC U	I	01		46,500
GRANTOR: BELL KIMBERLY						
GRANTEE: BELL KIMBERLY & DUN						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2007] W6 FSP=[YR=2007] N12 DCK=[YR=2007] N8 W24 S8 E24 \$ W24 S12 E24 \$ W35 DCK=[YR=2007] N8 W8 S8 E8 \$ W35 S30 E25 DCK=[YR=2007] S8 D4 R7 E3 STR=[YR=2007] S4 E6 N4 W6 \$ E9 R7 U4 N9 W1 L3 D1 W4 U1 L3 W5 S1 W10 \$ E10 N1 E5 D1 R3 E4 U1 R3 E1 S1 E25 N30 \$.										