PT N1/2 OF NW1/4 OF NE1/4 OF
SEC 31-1N-25E IN OR 2335/100

HUTCHESON WESLEY H/KELLY LAUREN BROOKE
43032 DANSON LANE
CALLAHAN, FL 32011

2023

31-1N-25-0000-0002-0040

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	04	Quality Level 04

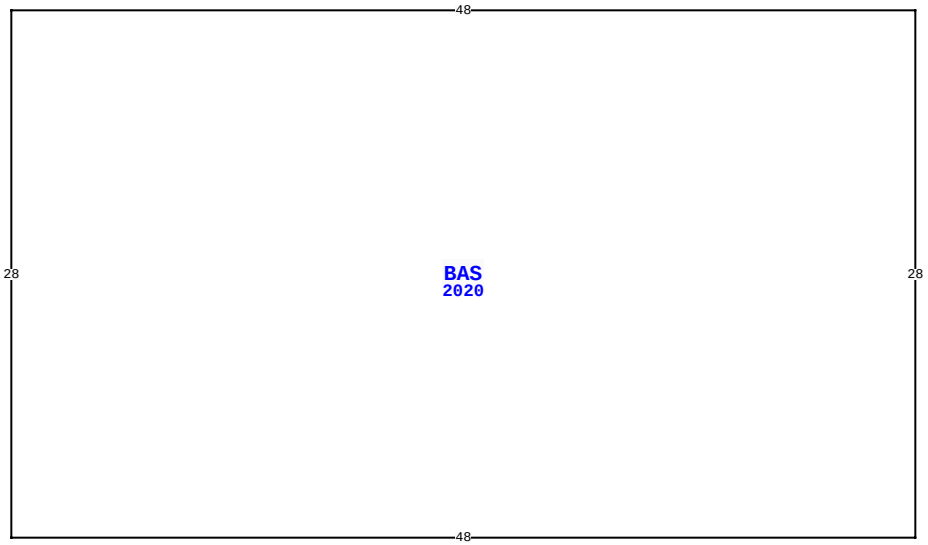
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	118,251
TOTALS	1,344		1,344	118,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	128.2600	89.78	120,664	2020	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2021 Heated Area: 1344 HX Base Yr 2021



43032 DANSON LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/15/2020 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,251
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		155,701
SOH/AGL Deduction		29,239
ASSESSED VALUE		126,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,462
TOTAL JUST VALUE		155,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002973	CO ISSUED	0	05/07/2020
2002973	MH MOVE-ON	0	04/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0100	1/28/2020	QC	U	V	11	7,500
GRANTOR: HIGGINBOTHAM MARY V						
GRANTEE: HUTCHESON WESLEY H						
2332/0081	1/13/2020	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM MARY V L						
GRANTEE: HUTCHESON WESLEY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S28 E48 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 08/10/2020 BY KB Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS