PT OF NE1/4 OF NW1/4 OF
SEC 31-1N-25E IN OR 1197/1705
& OR 1926/1991

ANGLEA BRIAN DEL & VALERIE
43035 DANSON LANE
CALLAHAN, FL 32011

2023

31-1N-25-0000-0002-0110

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	08	SHT VINYL 20
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

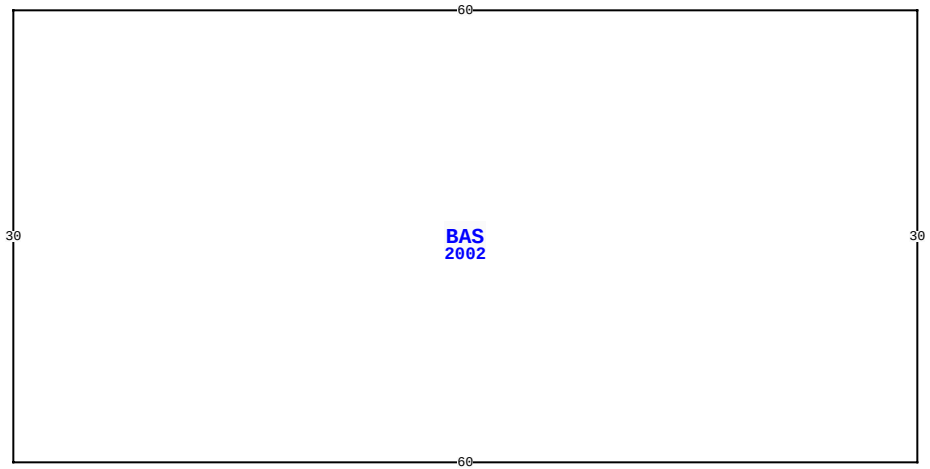
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	84,465
TOTALS	1,800		1,800	84,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.9200	90.24	162,432	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2002 Heated Area: 1800 HX Base Yr 2002



43035 DANSON LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,465
TOTAL MARKET OB/XF VALUE		10,725
TOTAL LAND VALUE - MARKET		35,350
TOTAL MARKET VALUE		130,540
SOH/AGL Deduction		66,188
ASSESSED VALUE		64,352
TOTAL EXEMPTION VALUE	HX HB	39,352
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3884	MH MOVE-ON	0	07/01/2002
E9942	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1926/1991	6/11/2014	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM MARY VIO						
GRANTEE: ANGLEA BRIAN DEL &						
1197/1705	12/29/2003	WD	U	I	01	49,800
GRANTOR: ANGLEA BRIAN DEL						
GRANTEE: ANGLEA BRIAN DEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S30 E60 N30 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
4	0751	UOP	0	100	10	28	280.00	SF	10.00	10.00	100	2004	2004	3	40	1,120	
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2004	2004	3	40	5,600	
6	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	24	960	

LAND DESCRIPTION

TOTAL OB/XF 10,725

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 12/09/2019 BY KBA Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/02/2023 BY SYS