IN OR 751/444 (EX 3-1)
ESMT OR 414/254
CASE #99-414-CA

DOWNEY LORRIE HILLA
44251 BELLAMY LANE
CALLAHAN, FL 32011

2023

31-2N-25-0000-0003-0000

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	08	SHT VINYL 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

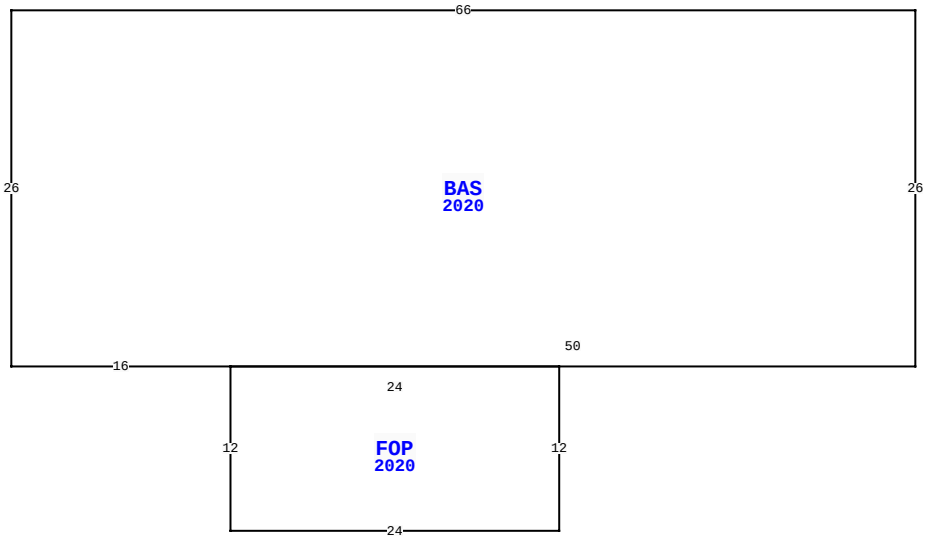
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	56,539
FOP	288	30	86	2,834
TOTALS	2,004		1,802	59,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,802	126.7200	82.37	148,431	1991	1996	0	0	0	60.00	40.00

1 MH 94NO RP – 0% - 0 Heated Area: 1716 HX Base Yr



44205 BELLAMY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	59,372
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	119,372
SOH/AGL Deduction	14,172
ASSESSED VALUE	105,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,200
TOTAL JUST VALUE	119,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145548	CO ISSUED	0	06/06/2014
MH145548	MH MOVE-ON	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0751/0444	2/12/1996	WD	Q	V		25,000
GRANTOR: WELDON WILLIAM H & KA						
GRANTEE: DOWNEY LARRY F & LO						
0305/0221	11/01/1979	MS	U	I		36,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S26 E16 FOP=[YR=2020] S12 E24 N12 W24$ E50 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.75	16,000.00	12,000.00	60,000							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS