IN OR 1518/1256
FTWD 2003 DW/MH
ESMT PT OR 1306/163

**BELL AMY DANELLE**
44188 HALIE LANE
CALLAHAN, FL 32011

# 2023

**33-2N-25-0000-0015-0290**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

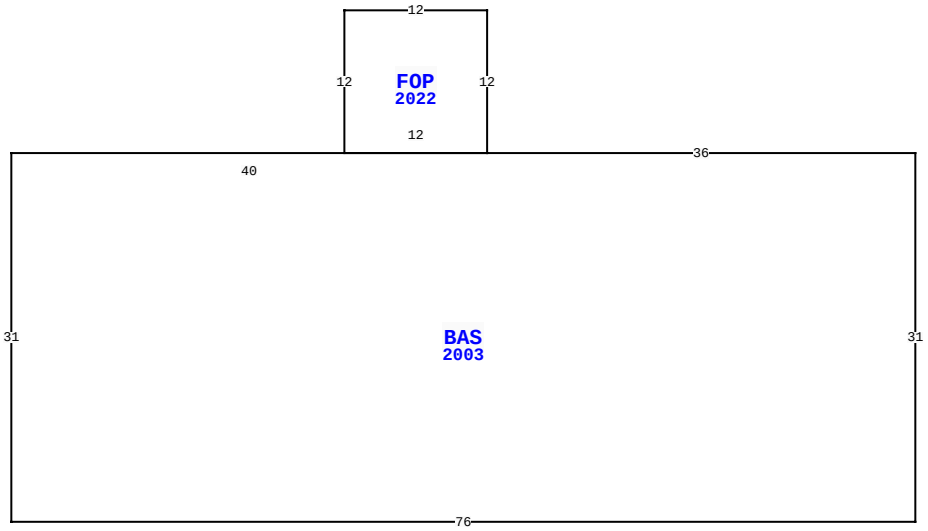
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,356 | 100 | 2,356 | 133,670 |
| FOP | 144 | 30 | 43 | 2,440 |
| TOTALS | 2,500 | | 2,399 | 136,109 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,399 | 135.0800 | 94.56 | 226,849 | 2003 | 2006 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 94+ – 100% - 1997 Heated Area: 2356 HX Base Yr 1997




44188 HALIE LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,109 |
| TOTAL MARKET OB/XF VALUE | | 13,059 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 184,608 |
| SOH/AGL Deduction | | 96,017 |
| ASSESSED VALUE | | 88,591 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 38,591 |
| TOTAL JUST VALUE | | 219,168 |
| NCON VALUE | | 2,439 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 124,157 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4227 | MH MOVE-ON | 0 | 10/09/2003 |
| M7564 | H/AC | 0 | 10/01/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1518/1256 | 8/10/2007 | QC | U | I | 01 | 100 |
| GRANTOR: BRYANT BUDDY | | | | | | |
| GRANTEE: BRYANT AMY DANELLE | | | | | | |
| 1166/1341 | 8/29/2003 | WD | U | I | 07 | 100 |
| GRANTOR: BRYANT AMY DANELLE BE | | | | | | |
| GRANTEE: BRYANT AMY D & BUDD | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2003] W36 FOP=[YR=2022] N12 W12 S12 E12$ W40 S31 E76 N31$ .

### 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 | 2003 | 2003 | 3 | 88 | 3,080 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 30 | 18 | 540.00 | SF | 35.00 | 35.00 | 100 | 2004 | 2004 | 3 | 40 | 7,560 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 24 | 18 | 432.00 | SF | 14.00 | 14.00 | 100 | 2004 | 2004 | 3 | 40 | 2,419 | |

### LAND DESCRIPTION

TOTAL OB/XF 13,059

| 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 | 005000 | C | RURAL HOME | 100 | 0005 | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |
| 2 | 006000 | A | PAST1/HAY | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 440 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 35,440 Market: 35,000 Agricultural: 440 Common: 35,000 PRINTED 08/02/2023 BY SYS