PT OF LOT 12 (S-1)
IN OR 2505/1105(2003 MERIT DW)
HIGGINBOTHAM ESTATES PB 5/125

BENTLEY TYLER HARDEN
44470 KEME RD
CALLAHAN, FL 32011

2023

33-2N-25-0740-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

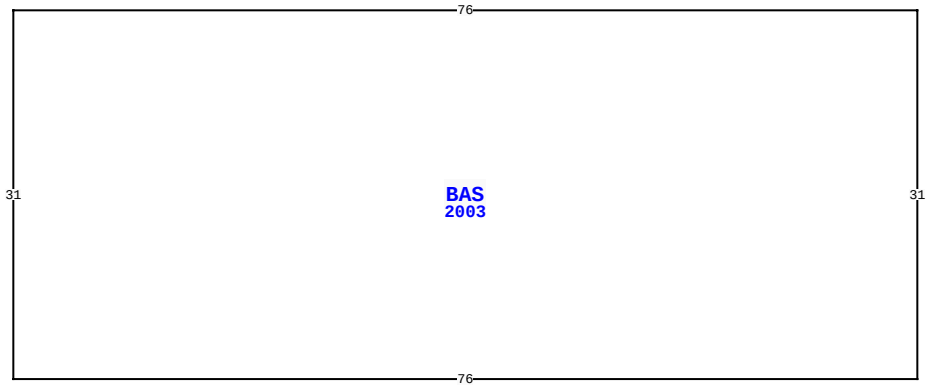
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	104,374
TOTALS	2,356		2,356	104,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	82.04	193,286	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



44470 KEME RD, 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	104,374
TOTAL MARKET OB/XF VALUE	4,023
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	143,397
SOH/AGL Deduction	18,776
ASSESSED VALUE	124,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,621
TOTAL JUST VALUE	143,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6793	NEW CONSTR	0	06/01/2003
MH	MH MOVE-ON	0	06/01/2003
M7164	H/AC	0	06/01/2003
MH972002	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1105	10/15/2021	WD	U	I	37	105,000
GRANTOR: REEVES RICHARD & JENN						
GRANTEE: BENTLEY TYLER HARDE						
1147/0901	6/20/2003	WD	Q	I		30,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: REEVES JENNIFER & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 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
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
7	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2005	2005	3	27	151	
8	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	2005	2005	3	44	792	

LAND DESCRIPTION

TOTAL OB/XF 4,023

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/02/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS