PT OF SW1/4 OF SW1/4 LOT 6
IN OR 1377/568
1972 HOLL-SW

BELL BRENDA REEVES
44001 BELL LANE
CALLAHAN, FL 32011

2024

03-2N-23-0000-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

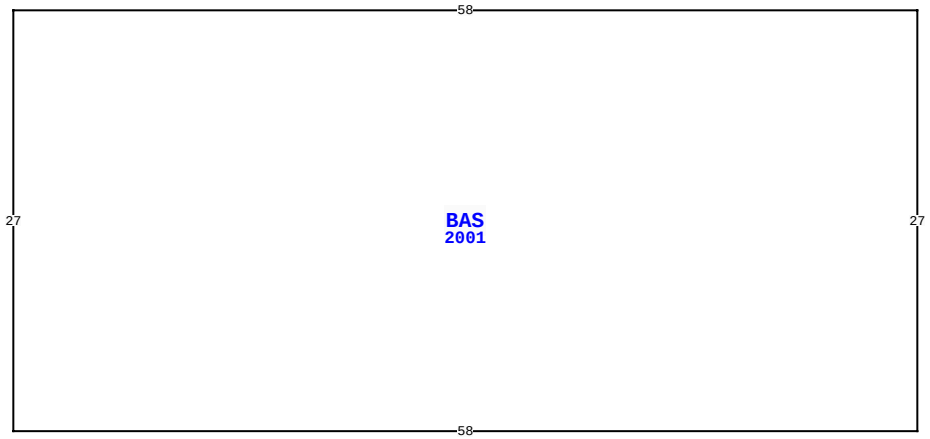
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	37,358
TOTALS	1,566		1,566	37,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,566	113.6000	79.52	124,528	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1566 HX Base Yr



23302 OUTPOST LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	37,358
TOTAL MARKET OB/XF VALUE	3,203
TOTAL LAND VALUE - MARKET	98,610
TOTAL MARKET VALUE	139,171
SOH/AGL Deduction	43,654
ASSESSED VALUE	95,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,517
TOTAL JUST VALUE	139,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/0568	12/29/2005	WD	U	I	06	100
GRANTOR: MCKENDREE LEISA ANN &						
GRANTEE: BELL BRENDA REEVES						
1358/1724	10/14/2005	WD	U	I	06	100
GRANTOR: BELL BRENDA REEVES						
GRANTEE: MCKENDREE LEISA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W58 S27 E58 N27$.

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
1	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1975	1975	3	20	2,800	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	5.60	5.60	100	2002	2002	3	20	403	

LAND DESCRIPTION

TOTAL OB/XF 3,203

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	5.19	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,610							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.19 Total Land Value: 98,610 Market: 0 Agricultural: 0 Common: 98,610 PRINTED 08/06/2024 BY SYS