LOT 3
IN OR 1321/1201
ESMT OR 1844/1480

BANKS LEON
44155 BRYCE LN
CALLAHAN, FL 32011

2024

06-1N-25-0973-0003-0000

BUILDING CHARACTERISTICS

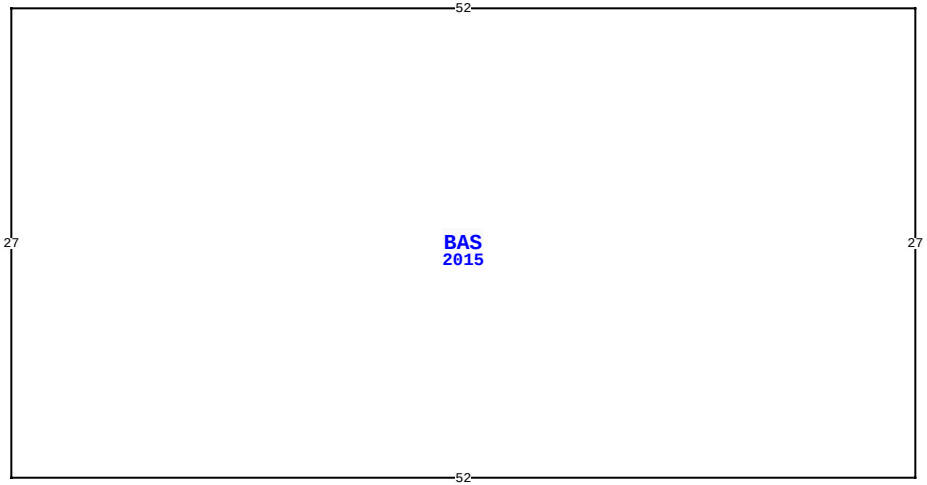
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,404	100	1,404	60,855
TOTALS	1,404		1,404	60,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	120.4000	90.30	126,781	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2023 Heated Area: 1404 HX Base Yr 2023



44155 BRYCE LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		60,855
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,700
TOTAL MARKET VALUE		135,555
SOH/AGL Deduction		27,039
ASSESSED VALUE		108,516
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,516
TOTAL JUST VALUE		135,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5460	CO ISSUED	0	03/20/2013
MHU5460	MH MOVE-ON	0	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/1201	6/02/2005	WD	U	V	06	100
GRANTOR: CORCUERA LUIS A & DIA						
GRANTEE: BANKS LEON						
1302/0068	3/15/2005	QC	U	V	06	33,000
GRANTOR: JONES MAXINE						
GRANTEE: BANKS LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] N27 W52 S27 E52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	4.15	AC		1.00	1.00	1.00	18,000.00	18,000.00	74,700							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/06/2024 BY SYS