LOT 5
ESMT IN OR 868/298
ESMT OR 1048/1617

ALLAIN TIM/COSTAKIS ALLISON
43002 HARVEY DR
CALLAHAN, FL 32011

2024

25-1N-24-0080-0005-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

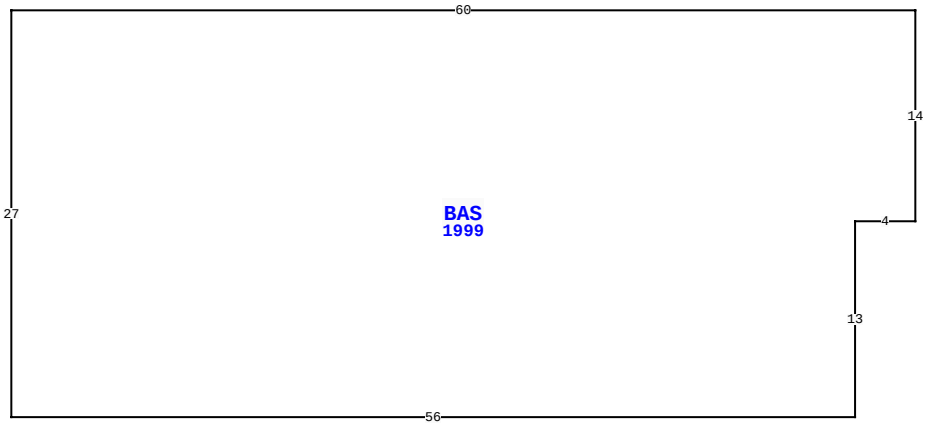
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	85,745
TOTALS	1,568		1,568	85,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	117.6000	88.20	138,298	1998	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2023 Heated Area: 1568 HX Base Yr 2023



43002 HARVEY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		85,745
TOTAL MARKET OB/XF VALUE		22,947
TOTAL LAND VALUE - MARKET		168,950
TOTAL MARKET VALUE		277,642
SOH/AGL Deduction		78,336
ASSESSED VALUE		199,306
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,306
TOTAL JUST VALUE		277,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003403	REPLACEMENT 2023	0	03/26/2024
MH240000453	REPLACEMENT 2023	0	01/12/2024
R024152	XFOB	300	05/01/2002
MH992644	MH MOVE-ON	0	01/04/1999
MH992606	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1360	4/05/2022	WD	Q	I	01	310,000
GRANTOR: LEGG DANIELLE						
GRANTEE: ALAIN TIM & ALLISON						
0867/1833	2/12/1999	WD	Q	I		75,000
GRANTOR: ELLIS JOHN E II & RHO						
GRANTEE: EDDINGER DANIEL & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E56 N13 E4 N14 $.

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	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1999	1999	3	20	384	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
7	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2009	2009	3	40	4,320	
8	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2021	2021	3	95	2,736	
9	0300	BOAT DCK W	0	100	14	6	84.00	SF	20.00	20.00	100	2005	2005	3	40	672	

LAND DESCRIPTION

TOTAL OB/XF 22,947

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	100	0007	OR	0.00	0.00	11.18	AC		1.00	1.00	1.00	15,000.00	15,000.00	167,700							
2	009530	C	POND	100					0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							

REVIEW DATE 05/09/2024 BY WW Total Acres: 11.18 Total Land Value: 168,950 Market: 0 Agricultural: 0 Common: 168,950 PRINTED 08/06/2024 BY SYS