PT OF GOVT LOT 3 OF
SEC 27-3N-25E IN OR 1020/236
{2002 FLTWD DW/MH}

HIGDON DONALD W
56029 ALLYSA LANE
CALLAHAN, FL 32011

2024

27-3N-25-0000-0004-0000

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	08	SHT VINYL 100
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

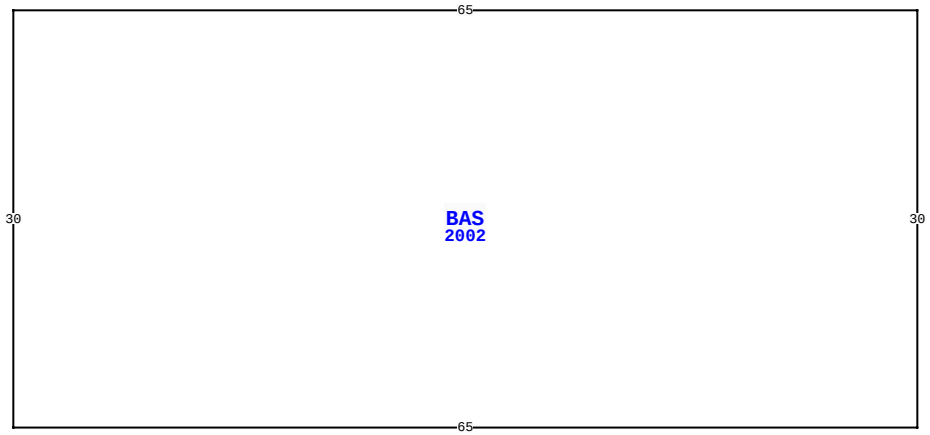
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	83,363
TOTALS	1,950		1,950	83,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,950	114.0000	85.50	166,725	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 1950 HX Base Yr 2003



56029 ALLYSA LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		83,362
TOTAL MARKET OB/XF VALUE		192
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		173,154
SOH/AGL Deduction		87,496
ASSESSED VALUE		85,658
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,658
TOTAL JUST VALUE		173,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015103	NEW CONSTR	0	12/01/2001
8798	NEW CONSTR	0	12/01/2001
3668	MH MOVE-ON	0	11/01/2001
MH013397	MH MOVE-ON	0	02/01/2001
5596	NEW CONSTR	72,595	03/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1020/0236	11/19/2001	WD	U	I	13	34,900
GRANTOR: GRAHAM SHARI T						
GRANTEE: HIGDON PATTI J						
0969/0337	2/02/2001	WD	U	V	16	50,000
GRANTOR: VANZANT ROLLAND & DEL						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W65 S30 E65 N30 $.

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	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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	0007	OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,600							

REVIEW DATE 07/16/2019 BY KB Total Acres: 2.56 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/06/2024 BY SYS