PT OF SW1/4 OF SE1/4
2002 FTWD DW
IN OR 2123/1637

CARVER DARREN L & ROBYNE M
56100 ALLYSA LN
CALLAHAN, FL 32011

2024

27-3N-25-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

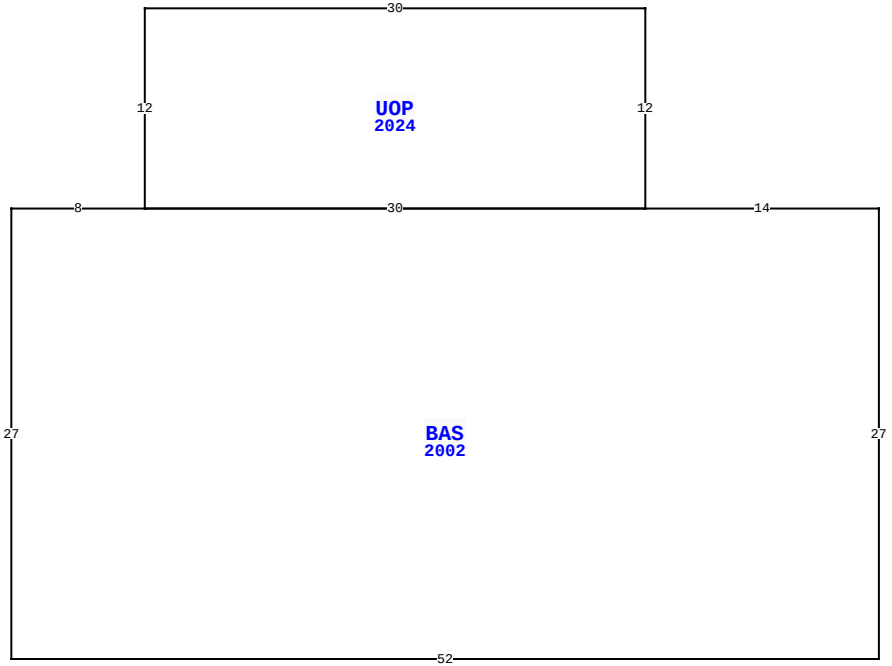
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	61,706
UOP	360	25	90	3,956
TOTALS	1,764		1,494	65,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,494	117.2000	87.90	131,323	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2019 Heated Area: 1404 HX Base Yr 2019



56100 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		65,662
TOTAL MARKET OB/XF VALUE		545
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		118,707
SOH/AGL Deduction		66,219
ASSESSED VALUE		52,488
TOTAL EXEMPTION VALUE	HX HB	27,488
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/1637	5/30/2017	WD	U	I	30	34,000
GRANTOR: CARVER DARREN L & ROB						
GRANTEE: CARVER DARREN L & R						
0996/0663	7/06/2001	WD	U	I	13	32,900
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: CARVER DARREN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W14 W30 W8 S27 E52 N27 $
UOP=[YR=2024;ORIG=-44,0] E30 N12 W30 S12 $
.

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	0940	SHEDS/PORT	0	100	16	8	128.00	SF	21.30	21.30	100	2001	2001	3	20	545	

LAND DESCRIPTION

TOTAL OB/XF 545

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	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS