

PT OF LOT 3
IN OR 2567/963
2002 FLEET DW/MH

BELL KIMBERLY D
45085 CIRCLE DRIVE
CALLAHAN, FL 32011

2024

28-2N-25-3100-0003-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2,271	125,904
DCK	64	15	10	554
DCK	192	15	29	1,608
DCK	293	15	44	2,440
FSP	288	60	173	9,591
STR	24	10	2	111

TOTALS	3,132		2,529	140,208
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50	100	2003
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
3	0681	POLE SHED	0 100	12	20	240.00	SF	15.00	15.00	100	2003
4	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,529	123.2000	92.40	233,680	2002	2007	0	0	40.00	60.00

1 M/H 94+ - 100% - 2023

Heated Area: 2271

HX Base Yr 2023

The floor plan shows a large rectangular area labeled 'BAS 2007' with dimensions 35 by 30. Attached to the top right is a smaller rectangular area labeled 'FSP 2007' with dimensions 24 by 12. To the left of the 'FSP 2007' area is another rectangular area labeled 'DCK 2007' with dimensions 8 by 8. Below the 'BAS 2007' area is a complex shape labeled 'DCK 2007' with dimensions 10 by 5. At the bottom center is a small rectangular area labeled 'STR 2007' with dimensions 4 by 4. The overall dimensions of the main area are 35 by 30.

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
6											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						140,208					
TOTAL MARKET OB/XF VALUE						5,870					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						181,078					
SOH/AGL Deduction						0					
ASSESSED VALUE						181,078					
TOTAL EXEMPTION VALUE						HX HB					
BASE TAXABLE VALUE						131,078					
TOTAL JUST VALUE						181,078					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						176,425					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17527	H/AC	0	08/01/2012
MH013542	MH MOVE-ON	0	06/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0963	6/03/2022	QC	U	I	11	100	
GRANTOR: BELL KIMBERLY & DUNCA							
GRANTEE: BELL KIMBERLY D							
1535/0463	11/13/2007	QC	U	I	01	46,500	
GRANTOR: BELL KIMBERLY							
GRANTEE: BELL KIMBERLY & DUN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] W6 FSP=[YR=2007] N12 DCK=[YR=2007] N8 W24 S8 E24 \$ W24 S12 E24 \$ W35 DCK=[YR=2007] N8 W8 S8 E8 \$ W35 S30 E25 DCK=[YR=2007] S8 D4 R7 E3 STR=[YR=2007] S4 E6 N4 W6 \$ E9 R7 U4 N9 W1 L3 D1 W4 U1 L3 W5 S1 W10 \$ E10 N1 E5 D1 R3 E4 U1 R3 E1 S1 E25 N30 \$.											