PT OF NE1/4 OF NW1/4
IN OR 794 PG 1744
2002 FLEET DW/MH

HUTCHESON ALLISON
43009 DANSON LANE
CALLAHAN, FL 32011

2024

31-1N-25-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

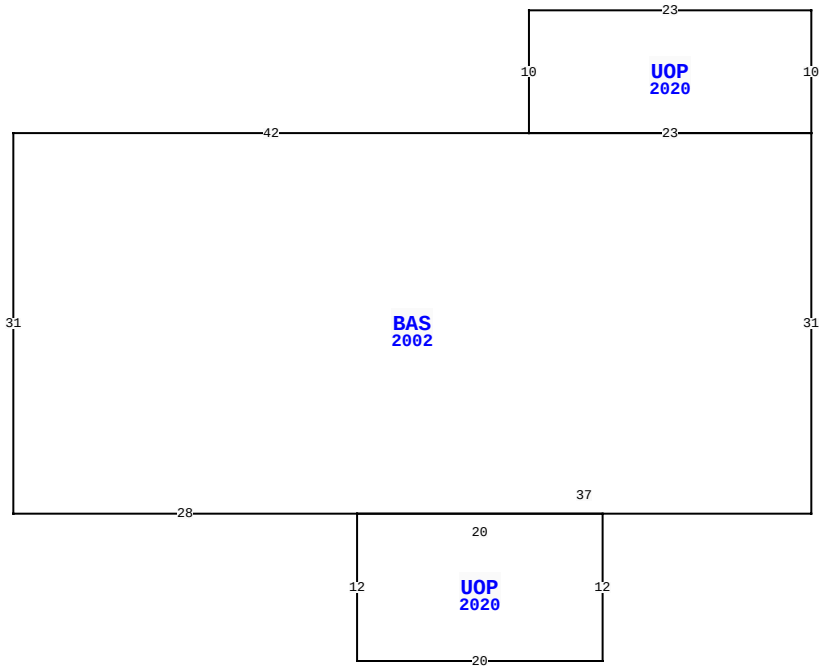
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	111,712
UOP	230	25	58	3,215
UOP	240	25	60	3,326
TOTALS	2,485		2,133	118,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,133	123.2000	92.40	197,089	2002	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 1997 Heated Area: 2015 HX Base Yr 1997



43009 DANSON LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,253
TOTAL MARKET OB/XF VALUE		30,197
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		183,450
SOH/AGL Deduction		93,565
ASSESSED VALUE		89,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,885
TOTAL JUST VALUE		183,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,382

BLDG:1:1: KB 12/3/20 ADJ EYB DUE TO NEW ROOF
DW/MH ID: FLHML2B155725084(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002314	XFOB	10,000	03/13/2020
MH3918	MH MOVE-ON	0	07/01/2002
M6277	H/AC	0	07/01/2002
P5935	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/1744	5/29/1997	QC	U	I	06	12,500
GRANTOR: HUTCHESON ALLISON ANG						
GRANTEE: HUTCHESON ALLISON						
0753/1219	3/08/1996	WD	U	V	01	100
GRANTOR: HIGGINBOTHAM RAY J &						
GRANTEE: ANGLEA ALLISON						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] N10 W23 S10 BAS=[YR=2002] W42 S31 E28
UOP=[YR=2020] S12 E20 N12 W20$ E37 N31 W23$ E23 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0200	BARN WD 0-	0	100	20	40	800.00	SF	20.00	20.00	100	2004	2004	3	36	5,760	
3	0200	BARN WD 0-	0	100	24	48	1,152.00	SF	20.00	20.00	100	2020	2020	3	93	21,427	

LAND DESCRIPTION

TOTAL OB/XF 30,197

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/03/2020 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS