IN OR 751/444 (EX 3-1)
ESMT OR 414/254
CASE #99-414-CA

DOWNEY LORRIE HILLA
44251 BELLAMY LANE
CALLAHAN, FL 32011

2024

31-2N-25-0000-0003-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

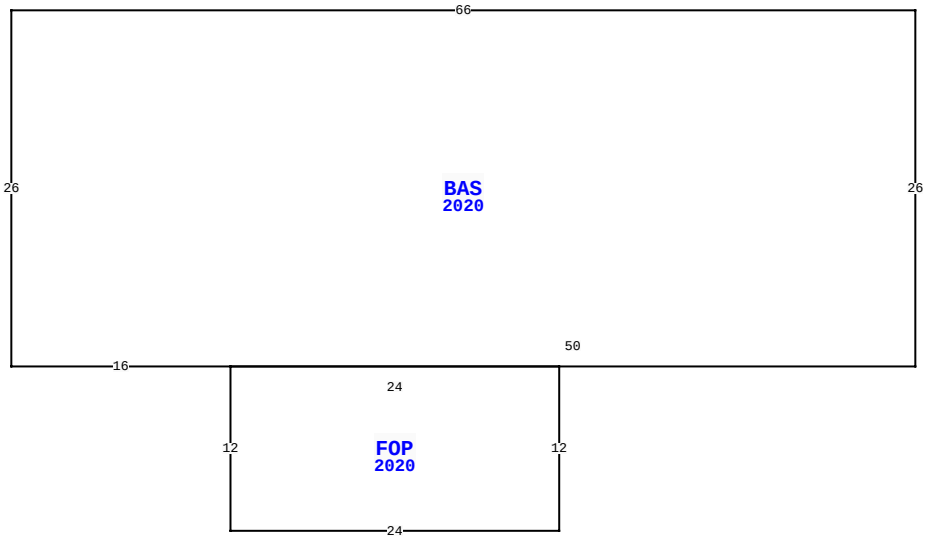
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	53,273
FOP	288	30	86	2,670
TOTALS	2,004		1,802	55,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,802	126.7200	88.70	159,837	1991	1996	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 1716 HX Base Yr



44205 BELLAMY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	55,943
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	115,943
SOH/AGL Deduction	223
ASSESSED VALUE	115,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,720
TOTAL JUST VALUE	115,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145548	CO ISSUED	0	06/06/2014
MH145548	MH MOVE-ON	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0751/0444	2/12/1996	WD	Q	V		25,000
GRANTOR: WELDON WILLIAM H & KA						
GRANTEE: DOWNEY LARRY F & LO						
0305/0221	11/01/1979	MS	U	I		36,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S26 E16 FOP=[YR=2020] S12 E24 N12 W24$ E50 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.75	16,000.00	12,000.00	60,000							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS