PT OF GOVT LOTS 2 & 3
IN OR 2615/1119

LANE WILLIAM RONALD & HELEN FRANCES
56138 HAYLIE LANE
CALLAHAN, FL 32011

2024

35-3N-25-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

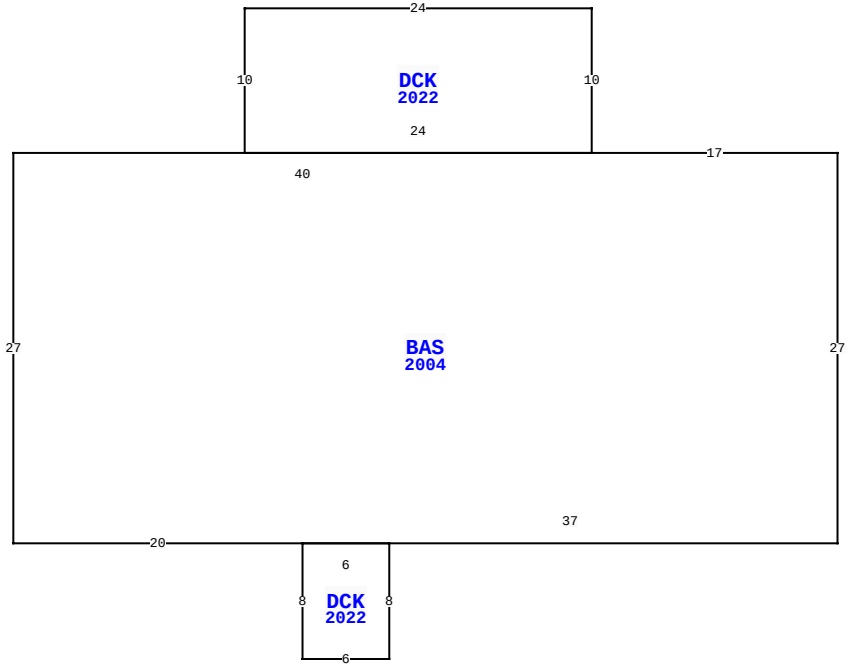
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,539	100	1,539	140,726
DCK	48	15	7	640
DCK	240	15	36	3,292
TOTALS	1,827		1,582	144,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,582	152.4000	114.30	180,823	2004	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2024 Heated Area: 1539 HX Base Yr 2024



56138 HAYLIE 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		144,658
TOTAL MARKET OB/XF VALUE		3,044
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		182,702
SOH/AGL Deduction		15,965
ASSESSED VALUE		166,737
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,737
TOTAL JUST VALUE		182,702
NCON VALUE		30,953
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4322	MH MOVE-ON	0	02/01/2004
W239	XFOB	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1119	1/18/2023	WD	Q	I	01	236,000
GRANTOR: CHANCEY INVESTMENTS L						
GRANTEE: LANE WILLIAM RONALD						
2568/0846	5/31/2022	WD	Q	I	01	150,000
GRANTOR: RYALS ADAM ARTHUR						
GRANTEE: CHANCEY INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 DCK=[YR=2022] N10 W24 S10 E24$ W40 S27 E20
DCK=[YR=2022] S8 E6 N8 W6$ E37 N27$.

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	0510	GARAGE WD-	0	100	18	18	324.00	SF	21.35	21.35	100	2006	2006	3	44	3,044	

LAND DESCRIPTION

TOTAL OB/XF 3,044

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/14/2022 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS