LOT 7
PT OR 2100/1891
R583867 & R583868 & R583869

BELL BETH A &/NETTLES STEPHEN
PO BOX 22
CALLAHAN, FL 32011

2025

06-1N-25-0973-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

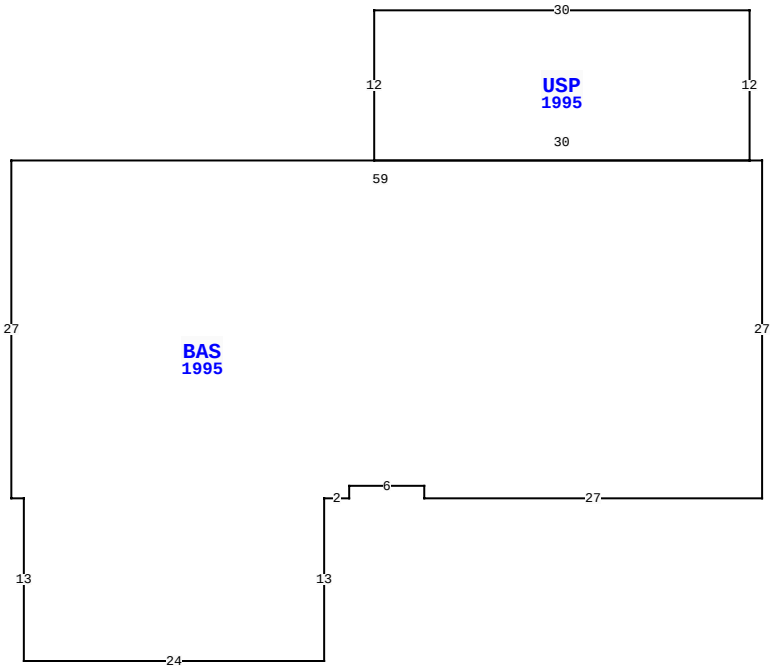
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1995	1,926	60,507
USP	360	50	1995	180	5,655
TOTALS	2,286			2,106	66,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,106	123.2000	104.72	220,540	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2018 Heated Area: 1926 HX Base Yr 2018



44038 DALES PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		93,446
TOTAL MARKET OB/XF VALUE		6,816
TOTAL LAND VALUE - MARKET		134,400
TOTAL MARKET VALUE		234,662
SOH/AGL Deduction		106,295
ASSESSED VALUE		128,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,645
TOTAL JUST VALUE		234,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982144	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2100/1891	2/06/2017	QC	U	I	11	100
GRANTOR: NETTLES BARBARA DALE						
GRANTEE: BELL BETH A & STEPH						
0745/0474	11/21/1995	WD	U	I	11	100
GRANTOR: JONES BRYCE R & MAXIN						
GRANTEE: NETTLES BARBARA DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 USP=[YR=1995] N12 W30 S12 E30$ W59 S27 E1 S13 E24 N13 E2 N1 E6 S1 E27 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
3	0755	FSP	0	100	10	15	150.00	SF	20.00	20.00	100	1998	1998	3	20	600	
4	1242	WD DECK A	0	100	38	31	1,178.00	SF	10.00	10.00	100	2000	2000	3	20	2,356	

LAND DESCRIPTION

TOTAL OB/XF 6,816

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	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000100	C	RES	100		OR	0.00	0.00	3.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,400							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 4.48 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400 PRINTED 07/30/2025 BY SYS

LOT 7
PT OR 2100/1891
R583867 & R583868 & R583869

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2025

06-1N-25-0973-0007-0000

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	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	03	Quality Level 03

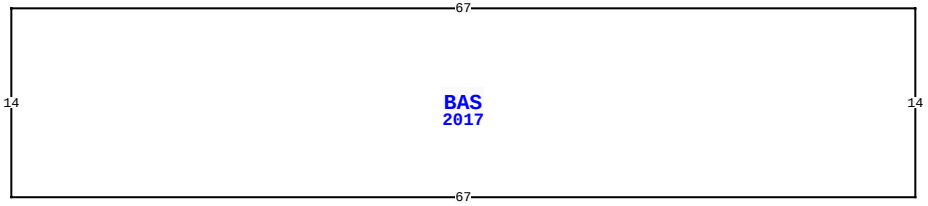
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	2017	938	27,284
TOTALS	938			938	27,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	938	121.2000	96.96	90,948	1991	1991	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2018 Heated Area: 938 HX Base Yr 2018



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0745/0474	11/21/1995	WD	U	I	11	100
GRANTOR: JONES BRYCE R & MAXIN						
GRANTEE: NETTLES BARBARA DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W67 S14 E67 N14$.

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

REVIEW DATE 05/10/2024 BY TWA Total Acres: 4.48 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400 PRINTED 07/30/2025 BY SYS