IN OR 2618/1828
EX 102-8 & 102-9
ESMT OR 1328/1504 &

KELLY KAYLA ELIZABETH
45214 ARLINE ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0102-0060

BUILDING CHARACTERISTICS

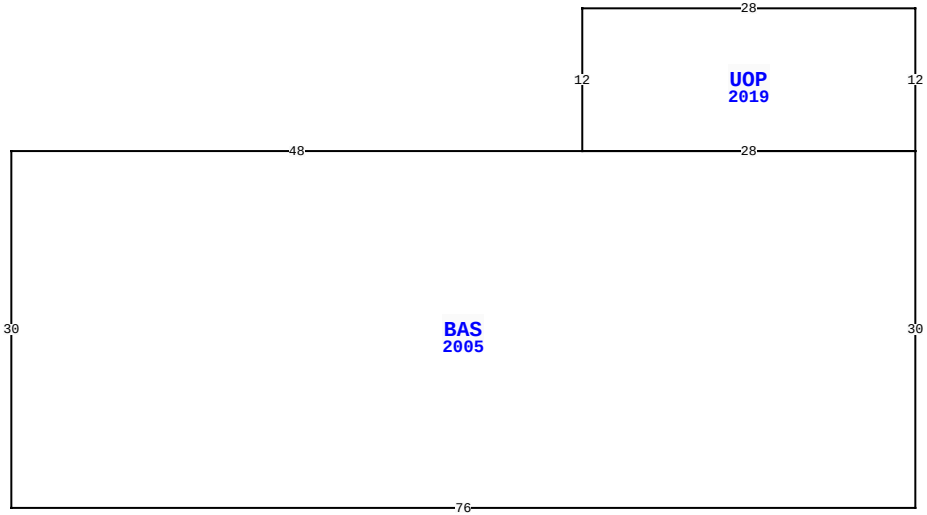
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2005	2,280	124,745
UOP	336	25	2019	84	4,596
TOTALS	2,616			2,364	129,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,364	119.2000	101.32	239,520	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2021 Heated Area: 2280 HX Base Yr 2021



45214 ARLINE RD, CALLAHAN

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

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	2005	2005	3	88	3,080	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,341
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		211,171
SOH/AGL Deduction		33,941
ASSESSED VALUE		177,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,508
TOTAL JUST VALUE		211,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,217

MISC STRG + CRPT =NV: KW 11/23

MISC SHEDS NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4628	MH MOVE-ON	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1828	2/10/2023	QC	U	I	11	100
GRANTOR: KELLY KAYLA ELIZABETH						
GRANTEE: KELLY KAYLA ELIZABE						
2261/1702	3/15/2019	WD	Q	I	01	160,000
GRANTOR: MORRIS MICHAEL & DREM						
GRANTEE: KELLY KAYLA E & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-28,22] W48 S30 E76 N30 W28 $
UOP=[YR=2019;ORIG=0,10] W28 S12 E28 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0006	OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,750							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS