PT OF SE1/4 OF NW1/4
IN OR 2627/1220

IRVINE KELSEY M
58143 BAMBI LANE
HILLIARD, FL 32046

2025

26-4N-25-0000-0007-0120

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

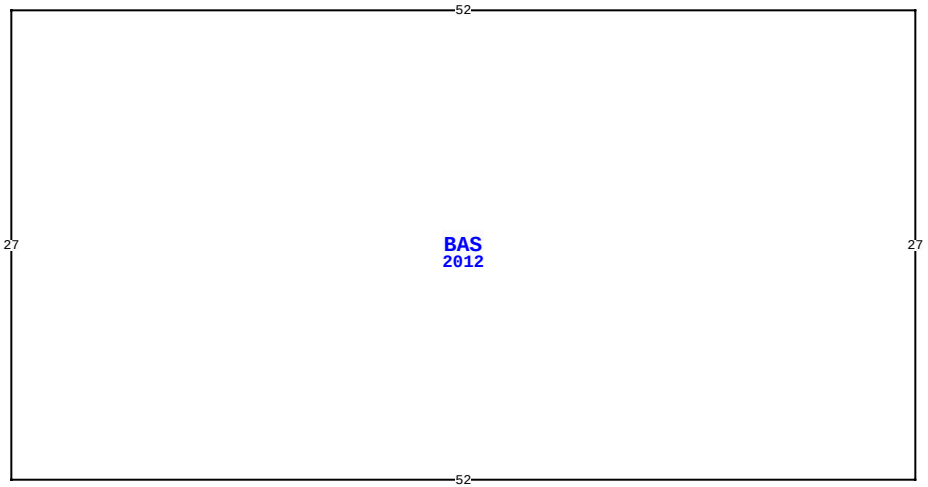
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2012	1,404	153,757
TOTALS	1,404			1,404	153,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	151.5800	128.84	180,891	2012	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2024 Heated Area: 1404 HX Base Yr 2024



58143 BAMBI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,757
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		203,257
SOH/AGL Deduction		15,829
ASSESSED VALUE		187,428
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,706
TOTAL JUST VALUE		203,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25229	MH	0	07/01/2012
M17300	H/AC	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1220	3/23/2023	WD	Q	I	01	260,000

GRANTOR: ROLAND JOSHUA KYLE
GRANTEE: IRVINE KELSEY M

1675/1874	5/06/2010	DG	U	I	30	100

GRANTOR: SEAGRAVES MARY JEAN
GRANTEE: ROLAND JOSHUA KYLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S27 E52 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

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	000100	C	RES	100	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 01/03/2024 BY KWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS