PT OF SW1/4 OF SE1/4
IN OR 2732/864
EX 4-6

GOODE COY AUSTIN & JESSI LANE
56101 ALLYSA LN
CALLAHAN, FL 32011

2025

27-3N-25-0000-0004-0040

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03

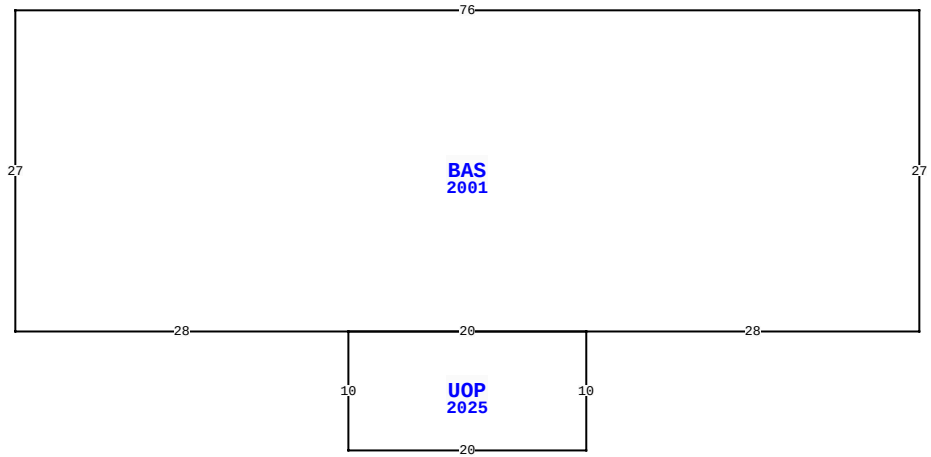
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2001	2,052	171,350
UOP	200	25	2025	50	4,175
TOTALS	2,252			2,102	175,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,102	122.8000	104.38	219,407	2001	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2025 Heated Area: 2052 HX Base Yr 2025



56101 ALLYSA LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,526
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		268,066
SOH/AGL Deduction		0
ASSESSED VALUE		268,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,344
TOTAL JUST VALUE		268,066
NCON VALUE		128,476
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,664

DW/MH/ID CV02AL0258308A/B TITLE: 84699535 & 846997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013552	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/864	8/08/2024	WD	Q	I	01	320,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: GOODE COY AUSTIN &						
2703/1093	3/29/2024	WD	U	I	37	155,000
GRANTOR: SCARBOROUGH HANNAH &						
GRANTEE: ALOHOMORA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W76 S27 E28 E20 E28 N27 $
UOP=[YR=2025;ORIG=-28,27] W20 S10 E20 N10 $
.

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	2001	2001	3	84	2,940	

TOTAL OB/XF 2,940

LAND DESCRIPTION

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	0007	OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,600							

REVIEW DATE 03/06/2025 BY TWA Total Acres: 2.56 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 07/30/2025 BY SYS