PT N1/2 OF NW1/4 OF NE1/4 OF
SEC 31-1N-25E IN OR 2335/100

HUTCHESON WESLEY H/KELLY LAUREN BROOKE
43032 DANSON LANE
CALLAHAN, FL 32011

2025

31-1N-25-0000-0002-0040

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

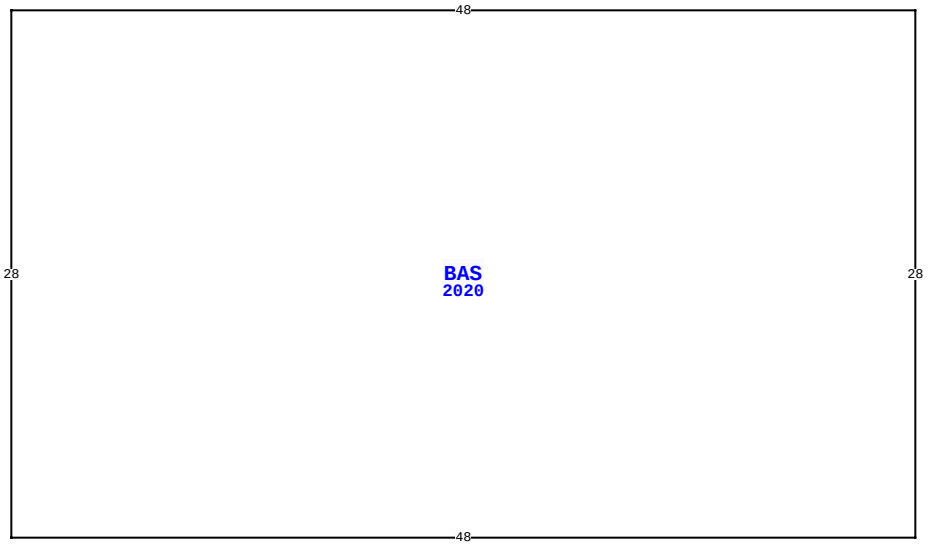
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2020	1,344	139,197
TOTALS	1,344			1,344	139,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	128.2600	109.02	146,523	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2021 Heated Area: 1344 HX Base Yr 2021



43032 DANSON LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		139,197
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		187,347
SOH/AGL Deduction		53,314
ASSESSED VALUE		134,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,311
TOTAL JUST VALUE		187,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002973	CO ISSUED	0	05/07/2020
2002973	MH MOVE-ON	0	04/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0100	1/28/2020	QC	U	V	11	7,500
GRANTOR: HIGGINBOTHAM MARY V						
GRANTEE: HUTCHESON WESLEY H						
2332/0081	1/13/2020	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM MARY V L						
GRANTEE: HUTCHESON WESLEY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S28 E48 N28$.

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		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 08/10/2020 BY KB Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS