PT OF LOT 12 (S-1)
IN OR 2785/1078
HIGGINBOTHAM ESTATES PB 5/125

BAILEY CASSIDY M & KYLE S
44470 KEME RD
CALLAHAN, FL 32011

**2025**

**33-2N-25-0740-0012-0010**

## 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 | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 |

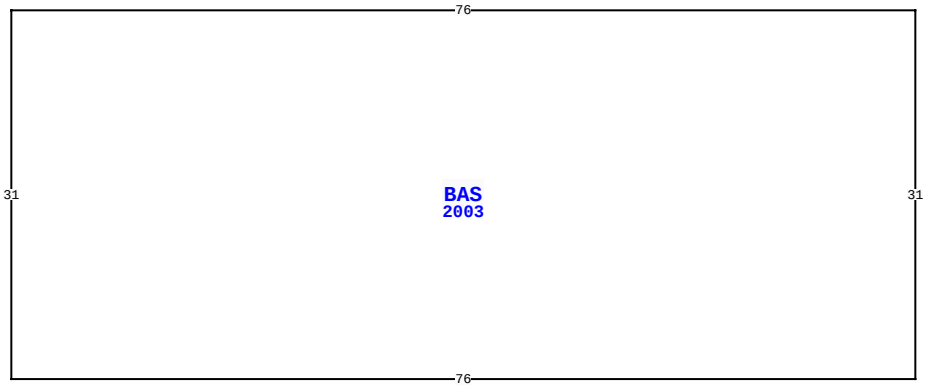
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2003 | 2,356 | 117,353 |
| TOTALS | 2,356 | | | 2,356 | 117,352 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,356 | 117.2000 | 99.62 | 234,705 | 2003 | 2003 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr




44470 KEME RD, 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 | 117,352 |
| TOTAL MARKET OB/XF VALUE | 3,133 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 165,485 |
| SOH/AGL Deduction | 15,450 |
| ASSESSED VALUE | 150,035 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 150,035 |
| TOTAL JUST VALUE | 165,485 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,867 |

DW/ MH ID: FLHML3B161127179(A/B) _ (2003 MERIT)_ T

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P6793 | NEW CONSTR | 0 | 06/01/2003 |
| MH | MH MOVE-ON | 0 | 06/01/2003 |
| M7164 | H/AC | 0 | 06/01/2003 |
| MH972002 | MH MOVE-ON | 0 | 11/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2785/1078 | 4/29/2025 | WD | Q | I | 01 | 289,000 |
| GRANTOR: BENTLEY TYLER HARDEN | | | | | | |
| GRANTEE: BAILEY CASSIDY M & | | | | | | |
| 2505/1105 | 10/15/2021 | WD | U | I | 37 | 105,000 |
| GRANTOR: REEVES RICHARD & JENN | | | | | | |
| GRANTEE: BENTLEY TYLER HARDE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2003] W76 S31 E76 N31 $ .

### 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 7 | 56.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 123 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,133

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS