PT GOVT LOT 3 OF SEC 35-3N-25E
IN OR 2371/630
& ESMT IN OR 583/790

CARTRETTE JOSHUA & KACEE
56130 HAYLIE LN
CALLAHAN, FL 32011

2025

35-3N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

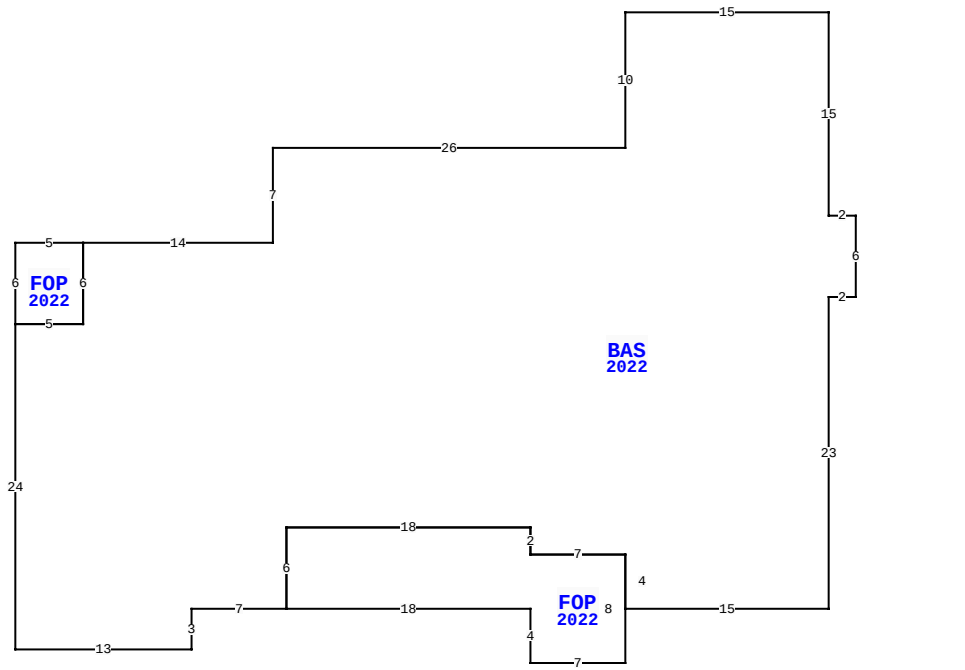
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,942	100	2022	1,942	247,913
FOP	30	30	2022	9	1,149
FOP	164	30	2022	49	6,256
TOTALS	2,136			2,000	255,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,000	97.1964	128.30	256,600	2022	2022	0	0	0	0.50	99.50

2 SNGL FAM – 100% - 2023 Heated Area: 1942 HX Base Yr 2023



56130 HAYLIE 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		255,317
TOTAL MARKET OB/XF VALUE		7,529
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		351,046
SOH/AGL Deduction		9,519
ASSESSED VALUE		341,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,805
TOTAL JUST VALUE		351,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108823	CO ISSUED	0	03/18/2022
B2108823	NEW CONSTR	258,501	07/06/2021
MH	MH MOVE-ON	0	01/01/2004
W239	XFOB	0	01/01/2004
MH971784	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/0630	6/17/2020	WD	Q	V	01	52,000
GRANTOR: LEE LACY						
GRANTEE: CARTRETTE JOSHUA &						
2358/1105	4/17/2020	QC	U	V	11	100
GRANTOR: RYALS ADAM & RACHEL E						
GRANTEE: LEE LACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S10W26 S7 W14 FOP=[YR=2022] W5S6E5N6$ S6 W5 S24 E13 N3 E7 FOP=[YR=2022] E18 S4 E7 N8 W7 N2 W18 S6$ N6 E18 S2 E7 S4 E15 N23 E2 N6 W2 N15$.

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	0810	CONCRETE A	0	100	0	0	864.00	SF	6.50	6.50	100	2022	2022	3	99	5,560	
2	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	2022	2022	3	99	1,969	

LAND DESCRIPTION

TOTAL OB/XF 7,529

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	2.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,200							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/30/2025 BY SYS