PT OF GOVT LOTS 2 & 3
R673048 & R673049
IN OR 1272/1515 EX 2-9

RYALS RACHEL
56146 HAYLIE LN
CALLAHAN, FL 32011

2025

35-3N-25-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

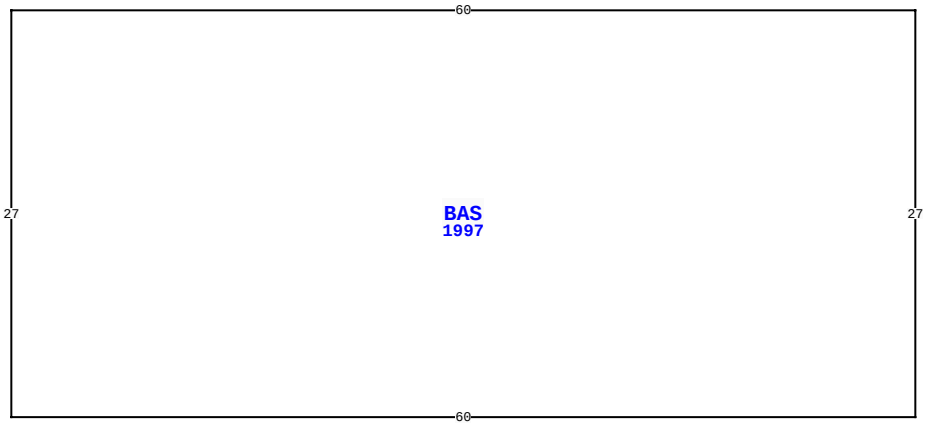
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1997	1,620	56,484
TOTALS	1,620			1,620	56,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	99.62	161,384	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2004 Heated Area: 1620 HX Base Yr 2004



56146 HAYLIE 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: 4	Tax Dist:	
BUILDING MARKET VALUE		56,484
TOTAL MARKET OB/XF VALUE		3,365
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		108,899
SOH/AGL Deduction		51,458
ASSESSED VALUE		57,441
TOTAL EXEMPTION VALUE	HX HB	32,441
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1046	4/17/2020	QC	U	I	11	100
GRANTOR: LEE MATTHEW & LACY ET						
GRANTEE: RYALS RACHEL						
1272/1515	11/10/2004	QC	U	I	07	100
GRANTOR: LEE LACY						
GRANTEE: RYALS RACHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E60 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	1242	WD DECK A	0	100	17	10	170.00	SF	10.00	10.00	100	2000	2000	3	20	340	
3	1242	WD DECK A	0	100	13	10	130.00	SF	10.00	10.00	100	2003	2003	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 3,365

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	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS