PT GOVT LOTS 2 & 3 OF
SEC 35-3N-25E IN OR 2397/955
(EX OR 2216/1316)

WILLIAMS ELIZABETH
56158 HAYLIE LN
CALLAHAN, FL 32011

2025

35-3N-25-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

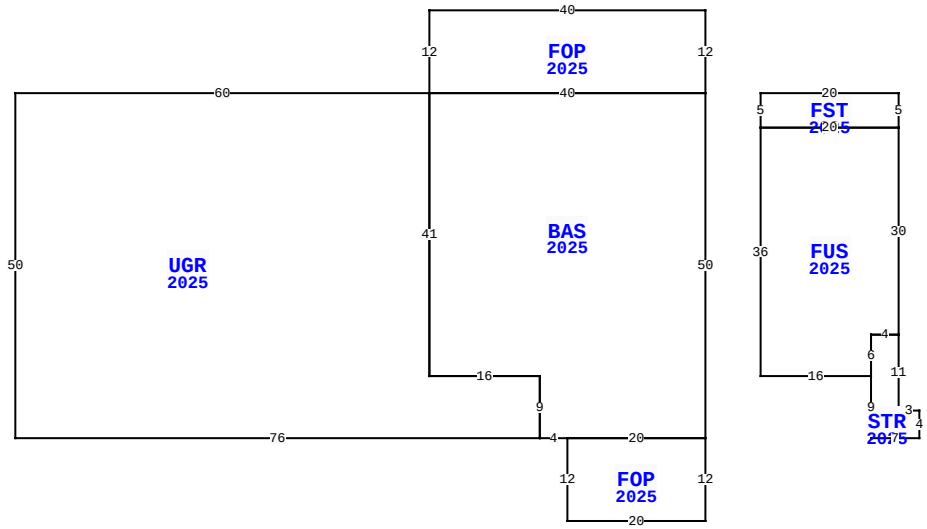
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	6100	PASTURELAND 2
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	1,856	100	2025	1,856	162,214
FOP	240	30	2025	72	6,293
FOP	480	30	2025	144	12,586
FST	100	55	2025	55	4,807
FUS	696	100	2025	696	60,830
STR	72	10	2025	7	612
UGR	3,144	45	2025	1,415	123,671
TOTALS	6,588			4,245	371,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,245	66.2112	87.40	371,013	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2552 HX Base Yr 2025



56158 HAYLIE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,013
TOTAL MARKET OB/XF VALUE		52,500
TOTAL LAND VALUE - MARKET		216,405
TOTAL MARKET VALUE		471,633
SOH/AGL Deduction		50,055
ASSESSED VALUE		421,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		370,856
TOTAL JUST VALUE		639,918
NCON VALUE		376,013
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013977	PRIVATE PROVIDER	561,807	12/18/2024
B23-12375	SFR	561,807	09/29/2023
B2214907	POLE BARN/SHED	0	10/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/31/2020	CN	Q	V	01	150,000
GRANTOR: HAYLIE LANE LLC						
GRANTEE: WILLIAMS ELIZABETH						
2351/0732	4/01/2020	WD	U	V	11	100
GRANTOR: ANDREE JONATHAN & WEN						
GRANTEE: HAYLIE LANE LLC						

BUILDING NOTES

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
2	0680	POLE SHED	0	100	50	100	5,000.00	SF	10.00	10.00	100	2022	2022	3	95	47,500	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

UGR=[YR=2025;ORIG=10,10] E60 S41 E16 S9 W76 N50 $
BAS=[YR=2025;ORIG=70,10] E40 S50 W20 W4 N9 W16 N41 $
FOP=[YR=2025;ORIG=70,10] E40 N12 W40 S12 $
FOP=[YR=2025;ORIG=90,60] E20 S12 W20 N12 $
FUS=[YR=2025;ORIG=118,15] E20 S30 W4 S6 W16 N36 $
STR=[YR=2025;ORIG=134,45] E4 S11 E3 S4 W7 N9 N6 $
FST=[YR=2025;ORIG=118,15] E20 N5 W20 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 52,500

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	005000	C	AGRICULTURAL	100					1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006100	A	PASTURE 2	0		OR	0.00	0.00	8.79	AC		1.00	1.00	1.00	355.00	355.00	3,120							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.79	AC		1.00	1.00	1.00	19,500.00	19,500.00	171,405							

REVIEW DATE 12/17/2024 BY TW Total Acres: 9.79 Total Land Value: 48,120 Market: 171,405 Agricultural: 3,120 Common: 45,000 PRINTED 07/30/2025 BY SYS