IN OR 2453/459
ESMT OR 1169/1563
ESMT OR 1195/1288

BELLVILLE DUSTIN B & KIMBERLY
55042 SUGARLOAF LANE
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0170

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

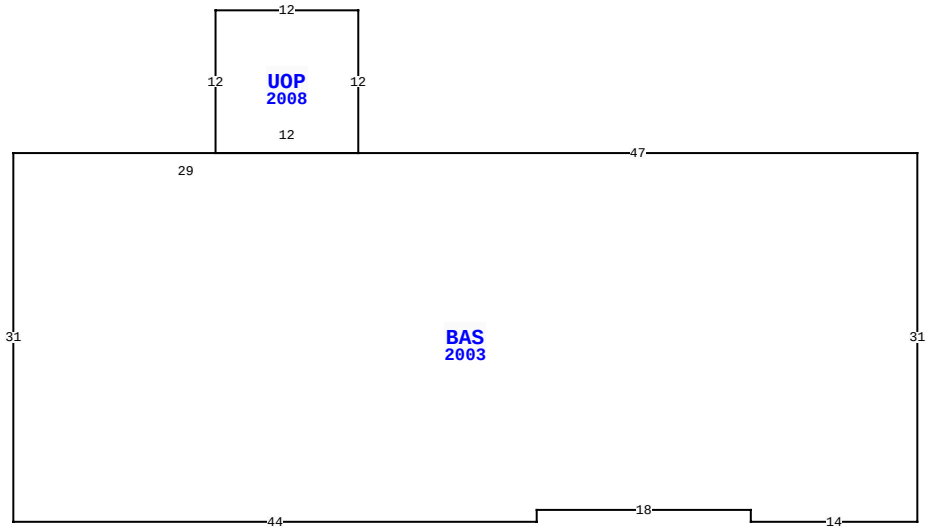
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100	2003	2,338	139,743
UOP	144	25	2008	36	2,152
TOTALS	2,482			2,374	141,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,374	140.6400	119.54	283,788	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2022 Heated Area: 2338 HX Base Yr 2022



55042 SUGAR LOAF LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		141,894
TOTAL MARKET OB/XF VALUE		13,519
TOTAL LAND VALUE - MARKET		122,100
TOTAL MARKET VALUE		277,513
SOH/AGL Deduction		89,287
ASSESSED VALUE		188,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,504
TOTAL JUST VALUE		277,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4229	MH MOVE-ON	0	10/01/2003
W0085	XFOB	0	05/01/2003
MH	MH MOVE-ON	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0459	3/25/2021	WD	Q	I	01	199,000
GRANTOR: EDENFIELD ADELAIDE SM						
GRANTEE: BELLVILLE DUSTIN B						
1614/1528	4/09/2009	WD	U	I	11	100
GRANTOR: EDENFIELD ADELAIDE SM						
GRANTEE: EDENFIELD ADELAIDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W47 UOP=[YR=2008] N12 W12 S12 E12$ W29 S31 E44 N1 E18 S1 E14 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2007	2007	3	27	1,944	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	2007	2007	3	27	1,302	
4	0200	BARN WD 0-	0	100	48	12	576.00	SF	15.00	15.00	100	2007	2007	3	44	3,802	
5	0300	BOAT DCK W	0	100	12	12	144.00	SF	40.00	40.00	100	2005	2005	3	36	2,074	
6	0940	SHEDS/PORT	0	100	7	12	84.00	SF	18.30	18.30	100	2007	2007	3	27	415	
7	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2007	2007	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 13,519

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	0007	OR	0.00	0.00	4.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	122,100							

REVIEW DATE 12/09/2019 BY KBA Total Acres: 4.07 Total Land Value: 122,100 Market: 0 Agricultural: 0 Common: 122,100 PRINTED 07/30/2025 BY SYS