PT OF SW1/4 OF NW1/4
IN OR 2619/388 BEING PARCEL A
ESMT IN OR 723/1523

CHRISTMAS TAYLOR & KYLE F
27044 WEST 5TH AVENUE
HILLIARD, FL 32046

2026

20-1N-25-0000-0006-0020

BUILDING CHARACTERISTICS

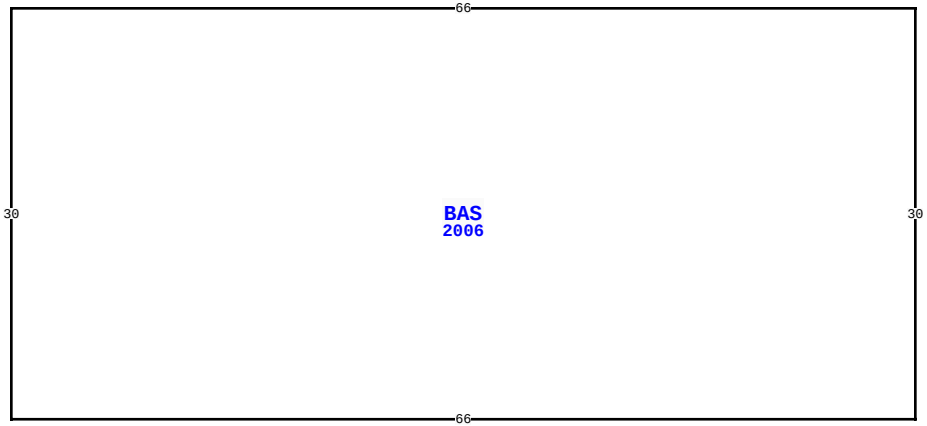
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2006	1,980	11,175
TOTALS	1,980			1,980	11,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0800	02	1,980	31.3500	28.22	55,876	2006	2006	0	0	55	46.00	20.00

2 M/H 94+ 0% - 2024 Heated Area: 1980 HX Base Yr



43162 SMITTY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	11,175
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	61,500
TOTAL MARKET VALUE	74,275
SOH/AGL Deduction	8,773
ASSESSED VALUE	65,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,502
TOTAL JUST VALUE	74,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135513	CO ISSUED	0	11/27/2013
MH135513	MH MOVE-ON	0	11/01/2013
MH4860	MH MOVE-ON	0	11/06/2006
E18289	ELEC OTHER	0	11/01/2006
M12205	MECH OTHER	0	11/01/2006
P11684	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0388	2/10/2023	WD	U	I	37	50,000
GRANTOR: SIERRA DEBORAH SMITH						
GRANTEE: CHRISTMAS TAYLOR &						
2479/1378	7/12/2021	QC	U	I	11	100
GRANTOR: LOVETT BOBBY C						
GRANTEE: SIERRA DEBORAH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S30 E66 N30 $.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	50,000.00	50,000.00	61,500							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 1.23 Total Land Value: 61,500 Market: 0 Agricultural: 0 Common: 61,500 PRINTED 07/09/2026 BY SYS