PT OF SE1/4 OF NW1/4
IN OR 2627/1220

IRVINE KELSEY M
58143 BAMBI LANE
HILLIARD, FL 32046

2026

26-4N-25-0000-0007-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

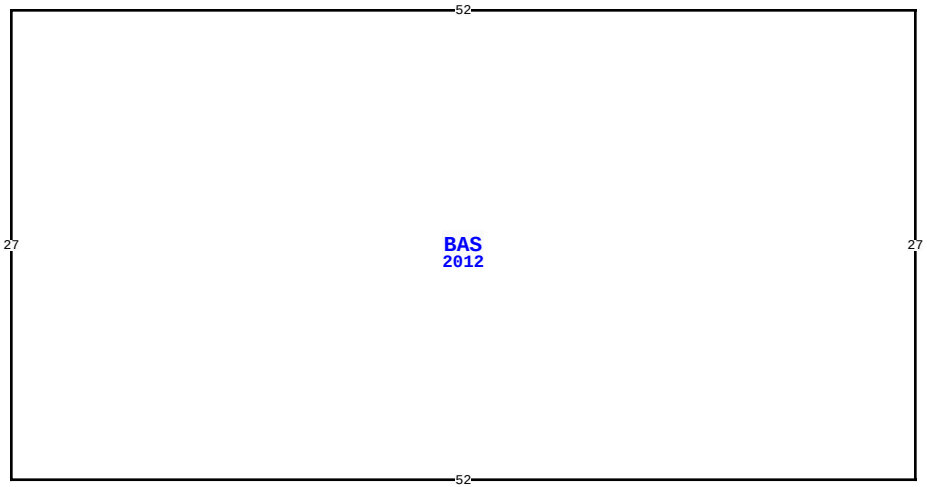
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2012	1,404	126,412
TOTALS	1,404			1,404	126,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	151.5800	136.42	191,534	2012	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 2024 Heated Area: 1404 HX Base Yr 2024



58143 BAMBI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,412
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		181,412
SOH/AGL Deduction		0
ASSESSED VALUE		181,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,001
TOTAL JUST VALUE		181,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25229	MH	0	07/01/2012
M17300	H/AC	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1220	3/23/2023	WD	Q	I	01	260,000
GRANTOR: ROLAND JOSHUA KYLE						
GRANTEE: IRVINE KELSEY M						
1675/1874	5/06/2010	DG	U	I	30	100
GRANTOR: SEAGRAVES MARY JEAN						
GRANTEE: ROLAND JOSHUA KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S27 E52 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	50,000.00	50,000.00	55,000							

REVIEW DATE 01/03/2024 BY KWA Total Acres: 1.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS