

PT OF LOT 3
IN OR 2567/963
2002 FLEET DW/MH

BELL KIMBERLY D
45085 CIRCLE DRIVE
CALLAHAN, FL 32011

2026

28-2N-25-3100-0003-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

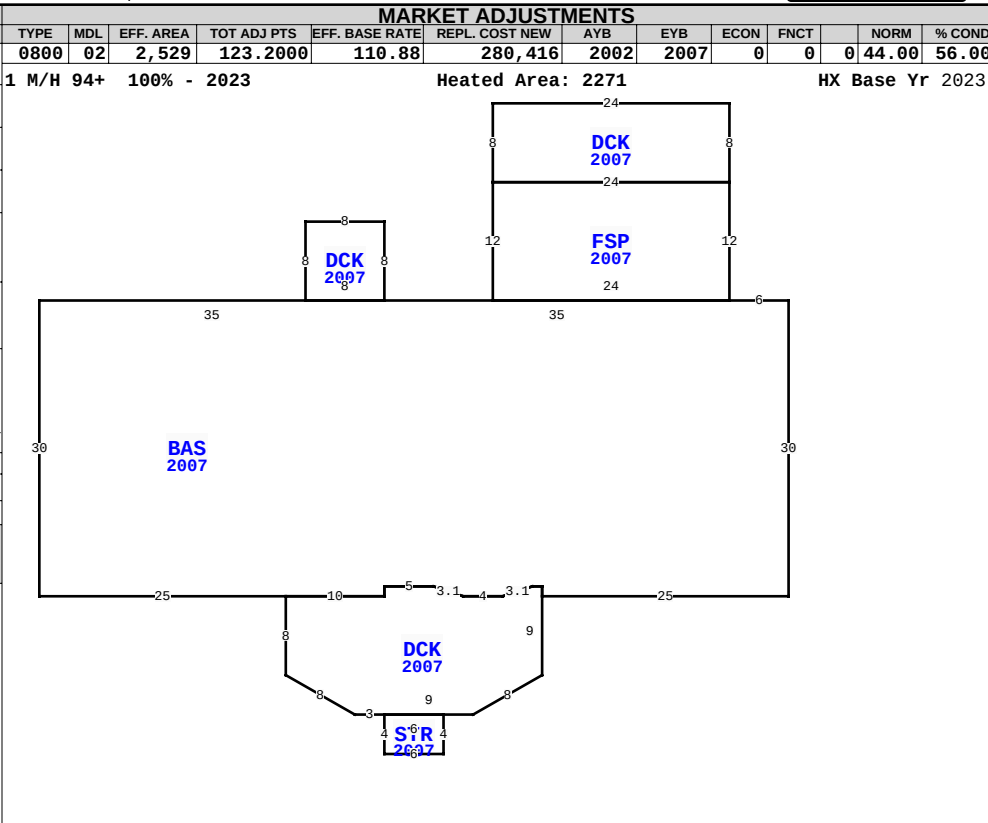
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2007	2,271	141,012
DCK	64	15	2007	10	621
DCK	192	15	2007	29	1,801
DCK	293	15	2007	44	2,732
FSP	288	60	2007	173	10,742
STR	24	10	2007	2	124

TOTALS	3,132			2,529	157,033
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0681	POLE SHED	0 100	12	20	240.00	SF	15.00	15.00
4	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00



45085 CIRCLE DR, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50	100	2003	2003	3	20	749	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
3	0681	POLE SHED	0 100	12	20	240.00	SF	15.00	15.00	100	2003	2003	3	29	1,044	
4	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	2003	2003	3	29	835	

TOTAL OB/XF										5,568						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
BUILDING MARKET VALUE				157,033		
TOTAL MARKET OB/XF VALUE				5,568		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				212,601		
SOH/AGL Deduction				21,241		
ASSESSED VALUE				191,360		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				139,949		
TOTAL JUST VALUE				212,601		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				204,273		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17527	H/AC	0	08/01/2012
MH013542	MH MOVE-ON	0	06/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0963	6/03/2022	QC	U	I	11	100	
GRANTOR: BELL KIMBERLY & DUNCA							
GRANTEE: BELL KIMBERLY D							
1535/0463	11/13/2007	QC	Q	I	01	46,500	
GRANTOR: BELL KIMBERLY							
GRANTEE: BELL KIMBERLY & DUN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W6 FSP=[YR=2007] N12 DCK=[YR=2007] N8 W24 S8 E24 \$ W24 S12 E24 \$ W35 DCK=[YR=2007] N8 W8 S8 E8 \$ W35 S30 E25 DCK=[YR=2007] S8 D4 R7 E3 STR=[YR=2007] S4 E6 N4 W6 \$ E9 R7 U4 N9 W1 L3 D1 W4 U1 L3 W5 S1 W10 \$ E10 N1 E5 D1 R3 E4 U1 R3 E1 S1 E25 N30 \$.									