PT OF NE1/4 OF NW1/4
IN OR 794 PG 1744
2002 FLEET DW/MH

HUTCHESON ALLISON
43009 DANSON LANE
CALLAHAN, FL 32011

2026

31-1N-25-0000-0002-0100

BUILDING CHARACTERISTICS

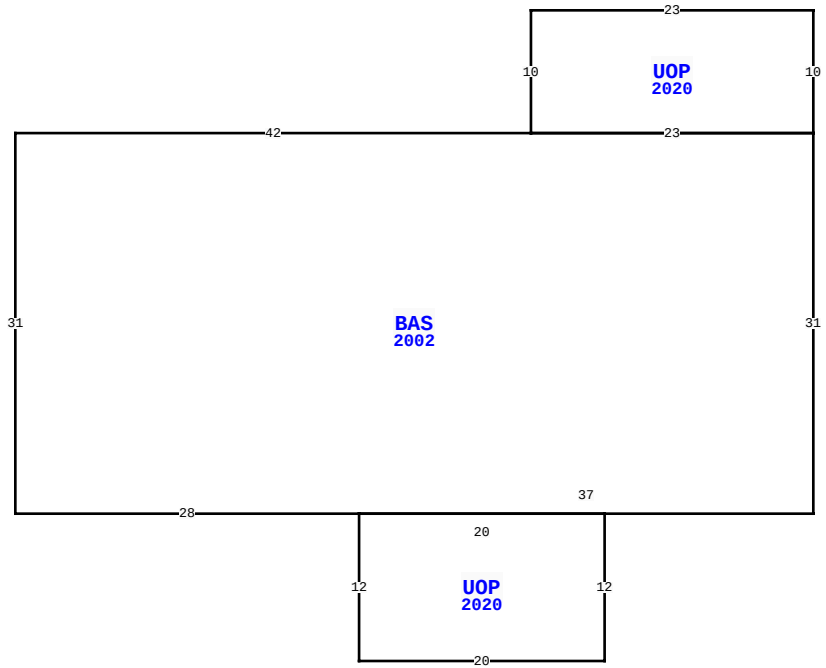
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2002	2,015	102,775
UOP	230	25	2020	58	2,958
UOP	240	25	2020	60	3,060
TOTALS	2,485			2,133	108,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,133	123.2000	110.88	236,507	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 1997 Heated Area: 2015 HX Base Yr 1997



43009 DANSON LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,793
TOTAL MARKET OB/XF VALUE		27,785
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		186,578
SOH/AGL Deduction		91,589
ASSESSED VALUE		94,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,578
TOTAL JUST VALUE		186,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,384

DW/MH ID: FLHML2B155725084(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002314	XFOB	10,000	03/13/2020
MH3918	MH MOVE-ON	0	07/01/2002
M6277	H/AC	0	07/01/2002
P5935	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/1744	5/29/1997	QC	Q	I	06	12,500

GRANTOR: HUTCHESON ALLISON ANG
GRANTEE: HUTCHESON ALLISON

0753/1219	3/08/1996	WD	Q	V	01	100

GRANTOR: HIGGINBOTHAM RAY J &
GRANTEE: ANGLEA ALLISON

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] N10 W23 S10 BAS=[YR=2002] W42 S31 E28
UOP=[YR=2020] S12 E20 N12 W20$ E37 N31 W23$ E23 $.

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	2002	2002	3	84	2,940	
2	0200	BARN WD 0-	0	100	20	40	800.00	SF	20.00	20.00	100	2004	2004	3	30	4,800	
3	0200	BARN WD 0-	0	100	24	48	1,152.00	SF	20.00	20.00	100	2020	2020	3	87	20,045	

LAND DESCRIPTION

TOTAL OB/XF 27,785

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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS