IN OR 1518/1256
ESMT PT OR 1306/163

BELL AMY DANELLE
44188 HALIE LANE
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0290

BUILDING CHARACTERISTICS

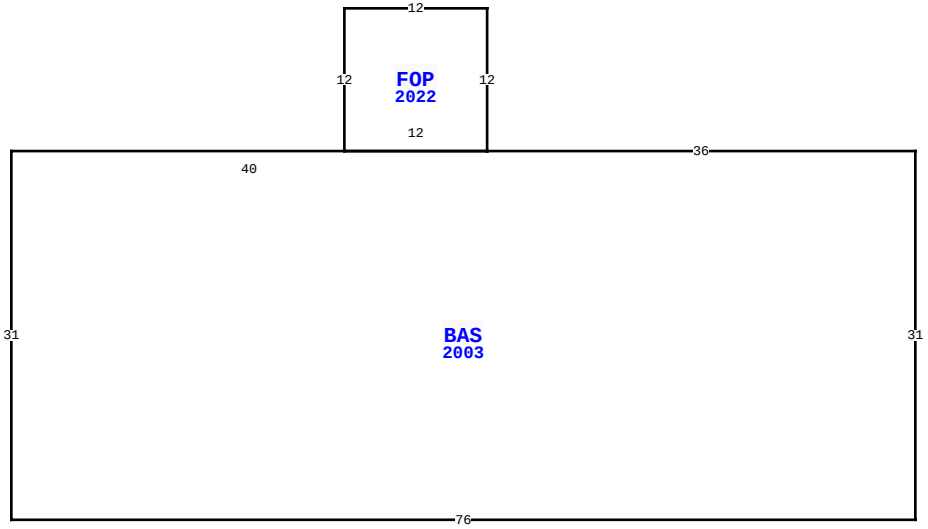
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2003	2,356	137,481
FOP	144	30	2022	43	2,509
TOTALS	2,500			2,399	139,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,399	135.0800	121.57	291,646	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 1997 Heated Area: 2356 HX Base Yr 1997



44188 HALIE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	10/22/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		139,990
TOTAL MARKET OB/XF VALUE		13,181
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		193,541
SOH/AGL Deduction		97,219
ASSESSED VALUE		96,322
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,911
TOTAL JUST VALUE		233,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4227	MH MOVE-ON	0	10/09/2003
M7564	H/AC	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1256	8/10/2007	QC	Q	I	01	100
GRANTOR: BRYANT BUDDY						
GRANTEE: BRYANT AMY DANELLE						
1166/1341	8/29/2003	WD	U	I	07	100
GRANTOR: BRYANT AMY DANELLE BE						
GRANTEE: BRYANT AMY D & BUDD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 FOP=[YR=2022] N12 W12 S12 E12$ W40 S31 E76 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	85	2,975	
2	0510	GARAGE WD-	0	100	30	18	540.00	SF	35.00	35.00	100	2004	2004	3	30	5,670	
3	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	2004	2004	3	30	4,536	

LAND DESCRIPTION

TOTAL OB/XF 13,181

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	370.00	370.00	370							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 40,370 Market: 40,000 Agricultural: 370 Common: 40,000 PRINTED 07/09/2026 BY SYS