

LOTS 200 & 201
IN OR 1168/33
2004 CAVL DW/MH

EDNIE KENNETH
44155 RED OAK COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0200-0000



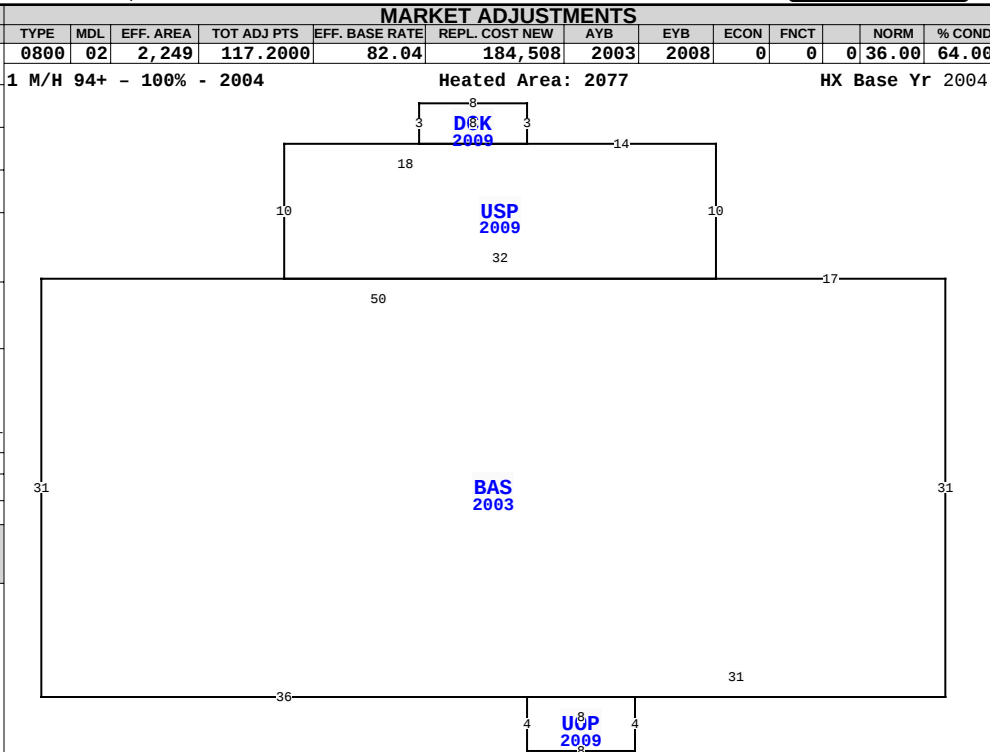
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2,077	109,054
DCK	24	15	4	210
UOP	32	25	8	420
USP	320	50	160	8,401
TOTALS	2,453		2,249	118,085

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0940	SHEDS/PORT
4	0500	FP-PRE FAB

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C



44155 RED OAK CT, CALLAHAN	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
19.50	100	2003	2003	3	22	515	
3,500.00	100	2003	2003	3	88	3,080	

TOTAL OB/XF			3,595
L N	USE CODE	CLS	LAND VALUE
1	000102	C	80,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	118,085		
TOTAL MARKET OB/XF VALUE	3,595		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	201,680		
SOH/AGL Deduction	115,963		
ASSESSED VALUE	85,717		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	35,717		
TOTAL JUST VALUE	201,680		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	147,731		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011538	REPAIR/RRF	6,750	12/28/2017
MH4203	MH MOVE-ON	0	09/01/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1168/0033	9/04/2003	WD Q	V
GRANTOR: HENDRICKS DANIEL R			
GRANTEE: EDNIE KENNETH			
1168/0032	9/04/2003	WD Q	V
GRANTOR: HIGGINBOTHAM GARY L &			
GRANTEE: HENDRICKS DANIEL R			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2003] W17 USP=[YR=2009] N10 W14 DCK=[YR=2009] N3 W8 S3 E8\$ W18 S10 E32\$ W50 S31 E36 UOP=[YR=2009] S4 E8 N4 W8\$ E31 N31\$.			