LOT 202 & PT OF LOT 203 (S-1)
IN OR 1201/1578
2002 FTWD DW/MH

JOHNS JESSE C & CASSIE J
44187 RED OAK COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0202-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

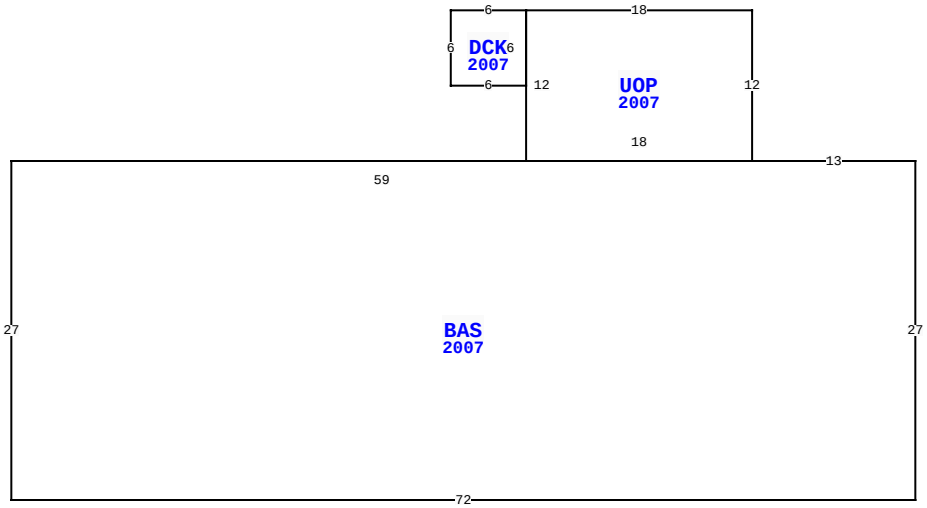
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,944	100	1,944	124,735
DCK	36	15	5	321
UOP	216	25	54	3,465
TOTALS	2,196		2,003	128,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,003	147.8400	103.49	207,290	2002	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2008 Heated Area: 1944 HX Base Yr 2008



44187 RED OAK CT, CALLAHAN

BLD DATE	03/12/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,520
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		211,635
SOH/AGL Deduction		137,881
ASSESSED VALUE		73,754
TOTAL EXEMPTION VALUE	HX HB	48,754
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		211,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E12274	NEW CONSTR	0	01/01/2004
MH4297	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/1578	1/14/2004	WD	Q	V		33,000
GRANTOR: HENDRICKS DANIEL						
GRANTEE: JOHNS JESSE C & CAS						
1201/1576	1/14/2004	WD	U	V	19	14,000
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: HENDRICKS DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 UOP=[YR=2007] N12 W18 DCK=[YR=2007] W6 S6 E6 N6$ S12 E18$ W59 S27 E72 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS