LOT 4
IN OR 912/1460
GAFLR05A22384CW &

HALL SHEREE L
44220 HENDRICKS TRAIL
CALLAHAN, FL 32011

2023

16-1N-25-0740-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

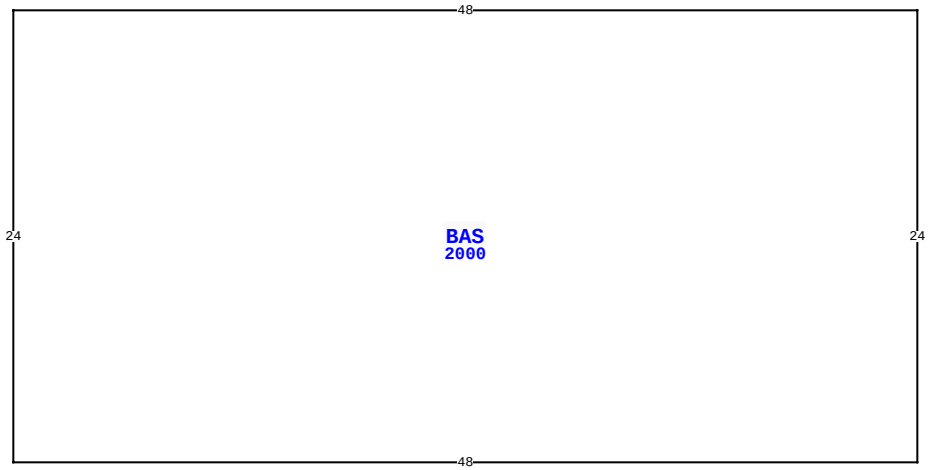
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	33,192
TOTALS	1,152		1,152	33,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.6000	82.32	94,833	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2001 Heated Area: 1152 HX Base Yr 2001



44220 HENDRICKS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,192
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		68,192
SOH/AGL Deduction		33,480
ASSESSED VALUE		34,712
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,712
TOTAL JUST VALUE		68,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992963	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0912/1460	12/22/1999	WD	Q	V		18,000
GRANTOR: HENDRICKS MARILYN D &						
GRANTEE: HALL SHEREE L						
0912/1459	12/22/1999	WD	U	V	07	100
GRANTOR: HENDRICKS MARILYN D E						
GRANTEE: HENDRICKS MARILYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S24 E48 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/25/2022 BY HSA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS