

LOT 6 2004 FTWD DW/MH
IN OR 1965/679
HENDRICKS FARMS PB 6/103

COATES VIRGINIA
44242 HENDRICKS TRL
CALLAHAN, FL 32011

2023

16-1N-25-0740-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
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	2,052	100	2,052	90,907
TOTALS	2,052		2,052	90,907

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
3	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2003	2003	3	22
4	1242	WD DECK A	0 100	0	0	30.00	SF	10.00	10.00	100	2011	2011	3	55

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00

REVIEW DATE 11/22/2019 BY KBA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	2,052	117.2000	82.04	168,346	2003	2003	0	0	0	46.00	54.00		
1 M/H 94+ - 100% - 2016 Heated Area: 2052 HX Base Yr 2016														
BAS 2003														

44242 HENDRICKS TRL, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF														
306														

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306														

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										90,907				
TOTAL MARKET OB/XF VALUE										306				
TOTAL LAND VALUE - MARKET										35,000				
TOTAL MARKET VALUE										126,213				
SOH/AGL Deduction										61,616				
ASSESSED VALUE										64,597				
TOTAL EXEMPTION VALUE										39,597				
BASE TAXABLE VALUE										25,000				
TOTAL JUST VALUE										126,213				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										102,672				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4186	MH MOVE-ON	0	08/01/2003
M7391	H/AC	0	08/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1965/0679	2/17/2015	SW	U	I	12	36,000	
GRANTOR:US BANK TRUST N A TRU							
GRANTEE:COATES VIRGINIA							
1914/1293	4/14/2014	WD	U	I	12	99,000	
GRANTOR:JOHNSON LANIER							
GRANTEE:US BANK TRUST NATIO							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2003] W76 S27 E76 N27\$.														