PT OF LOT 21
IN OR 556 PG 464
ESMT PT OR 1500/1259

WATERS DEBORAH L
44001 WH WATERS LN
CALLAHAN, FL 32011

2023

16-1N-25-2900-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	Quality Level 03

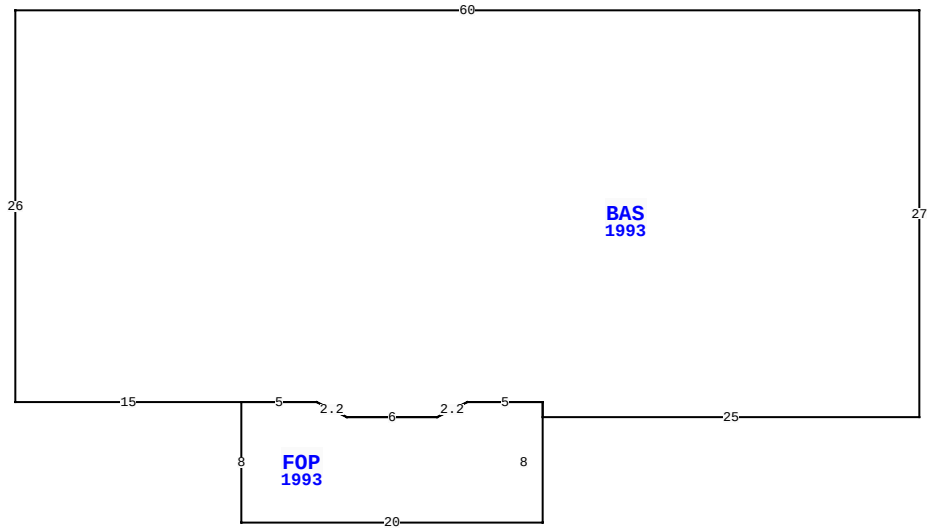
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	38,270
FOP	152	30	46	1,105
TOTALS	1,745		1,639	39,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,639	123.2000	80.08	131,251	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1593 HX Base Yr



44001 WH WATERS RD, 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		39,375
TOTAL MARKET OB/XF VALUE		6,652
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		81,027
SOH/AGL Deduction		46,007
ASSESSED VALUE		35,020
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		5,020
TOTAL JUST VALUE		81,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z970734	OTHER	0	03/01/1997
7675	MH MOVE-ON	34,000	02/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0556/0434	11/04/1988	WD	U	V	01	100

GRANTOR: WATERS WADE H
GRANTEE: WATERS RONALD H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E15 FOP=[YR=1993] S8 E20 N8 W5 L2 D1 W6 U1 L2 W5$ E5 R2 D1 E6 U1 R2 E5 S1 E25 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	1989	1989	3	68	2,380	
3	1242	WD DECK A	0	100	8	20	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	
4	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2006	2006	3	88	2,636	
5	1242	WD DECK A	0	100	0	0	376.00	SF	10.00	10.00	100	2007	2007	3	35	1,316	

LAND DESCRIPTION

TOTAL OB/XF 6,652

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/18/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS