

BLOCK 3 LOT 12
IN OR 953/574
R407926 & R407927

JOINER MARGIE/JOINER DONALD R
44134 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0120



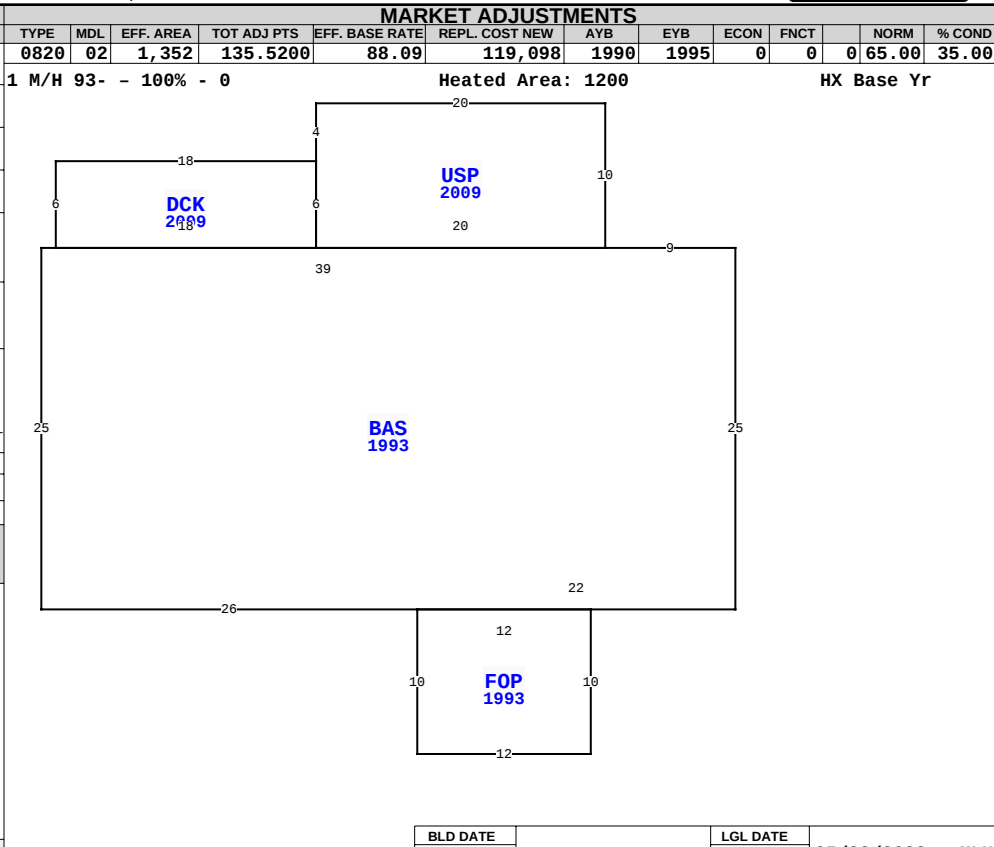
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
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	1,200	100	1,200	36,998
DCK	108	15	16	493
FOP	120	30	36	1,110
USP	200	50	100	3,083
TOTALS	1,628		1,352	41,684

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	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0 100	14	11	154.00	SF	20.10	20.10	100	1994	1994	3	20	619	
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	2009	2009	3	45	905	

LAND DESCRIPTION			TOTAL OB/XF 1,524													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00



44134 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				41,684	
TOTAL MARKET OB/XF VALUE				1,524	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				93,208	
SOH/AGL Deduction				48,177	
ASSESSED VALUE				45,031	
TOTAL EXEMPTION VALUE		HX HB		25,000	
BASE TAXABLE VALUE				20,031	
TOTAL JUST VALUE				93,208	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				75,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8148	MH MOVE-ON	24,000	04/24/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0953/0574	10/11/2000	QC	U	I	01
GRANTOR: JOINER MARGIE & GRANTEE: JOINER MARGIE & DON					SALE PRICE
0594/0253	4/02/1990	WD	Q	V	17,500
GRANTOR: JOHNSON JAMES & BREN					
GRANTEE: JOINER MARGIE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W9 USP=[YR=2009] N10 W20 S4 DCK=[YR=2009] W18 S6 E18 N6 \$ S6 E20 \$ W39S25 E26 FOP=[YR=1993] S10 E12 N10 W12\$ E22 N25\$.					