BLOCK 3 LOT 25
IN OR 2124/233
R278038 & R278039

BARR DAVID & KAREN
44266 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0250

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 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

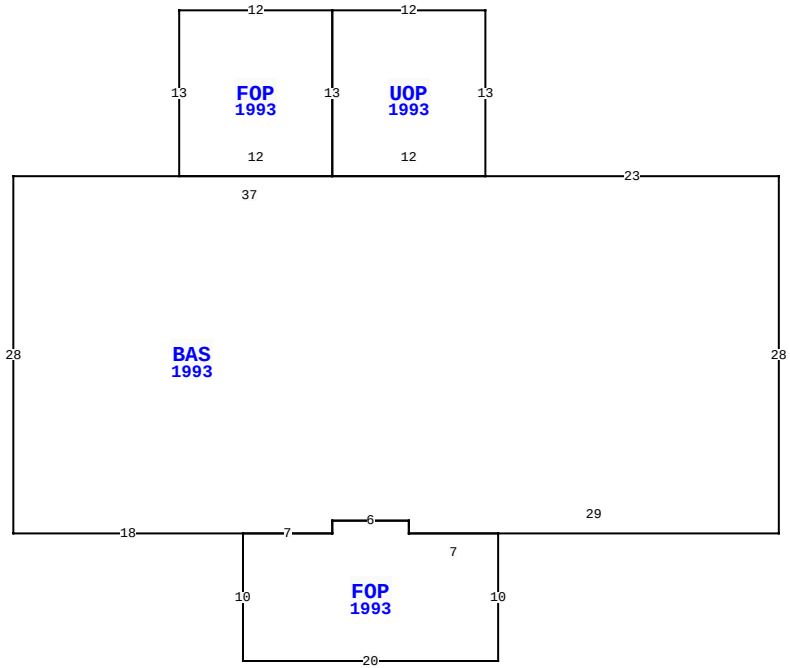
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	26,985
FOP	156	30	47	758
FOP	206	30	62	999
UOP	156	25	39	629
TOTALS	2,192		1,822	29,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,822	124.0000	80.60	146,853	1986	1986	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1674 HX Base Yr



44282 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	29,371
TOTAL MARKET OB/XF VALUE	12,013
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	91,384
SOH/AGL Deduction	23,880
ASSESSED VALUE	67,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,504
TOTAL JUST VALUE	91,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3474	N/A	7,300	07/07/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0233	5/15/2017	WD	Q	I	01	50,000
GRANTOR: CAMERON TRACY A						
GRANTEE: BARR DAVID & KAREN						
0695/0503	12/29/1993	WD	Q	I		63,000
GRANTOR: PAYNE MICHAEL & CYNTH						
GRANTEE: CAMERON TRACY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N13 W12 FOP=[YR=1993] W12 S13 E12 N13$ S13 E12$ W37 S28 E18 FOP=[YR=1993] S10 E20 N10 W7 N1 W6 S1 W7$ E7 N1 E6 S1 E29 N28$.

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	0812	CONCRETE C	0	0	0	0	2,591.00	SF	4.00	4.00	100	1988	1988	3	57	5,907	
2	0820	WOOD WALK	0	0	5	12	60.00	SF	11.75	11.75	100	1988	1988	3	40	282	
3	0510	GARAGE WD-	0	0	26	28	728.00	SF	35.00	35.00	100	1987	1987	3	20	5,096	
4	0350	CARPORT WD	0	0	10	28	280.00	SF	13.00	13.00	100	1987	1987	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 12,013

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS