BLOCK 3 LOT 28
ESMT OR 1316/21
WOODLAND ESTATES UNIT 2

MOFFETT KAREN J
13990 BARTRAM PARK BLVD #2311
JACKSONVILLE, FL 32258

2023

16-1N-25-2912-0003-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	05	Quality Level 05

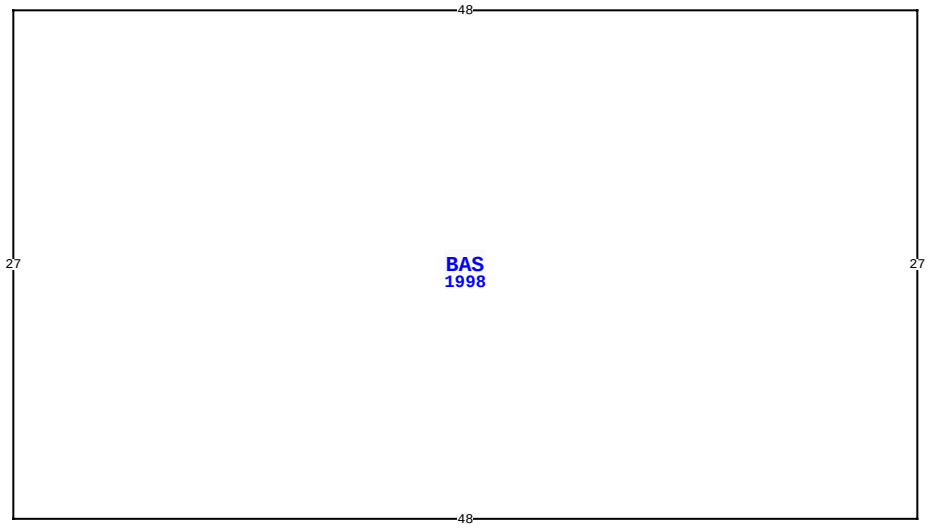
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	72,426
TOTALS	1,296		1,296	72,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	147.8400	103.49	134,123	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



44326 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	141,531
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	194,436
SOH/AGL Deduction	56,767
ASSESSED VALUE	137,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,669
TOTAL JUST VALUE	194,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14921	ELEC OTHER	0	05/01/2005
M0509668	H/AC	0	05/01/2005
MH4566	MH MOVE-ON	0	03/01/2005
P09224	OTHER	0	03/01/2005
MH982079	MH MOVE-ON	0	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0139	7/21/2020	QC	U	I	11	100
GRANTOR: CONNELL NORMAN L JR						
GRANTEE: MOFFETT KAREN J						
1933/1197	8/08/2014	QC	U	I	11	100
GRANTOR: TANNER CHRISTOPHER &						
GRANTEE: CONNELL NORMAN L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E48 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 04/11/2022 BY HSX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 3 LOT 28
ESMT OR 1316/21
WOODLAND ESTATES UNIT 2

MOFFETT KAREN J
13990 BARTRAM PARK BLVD #2311
JACKSONVILLE, FL 32258

2023

16-1N-25-2912-0003-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

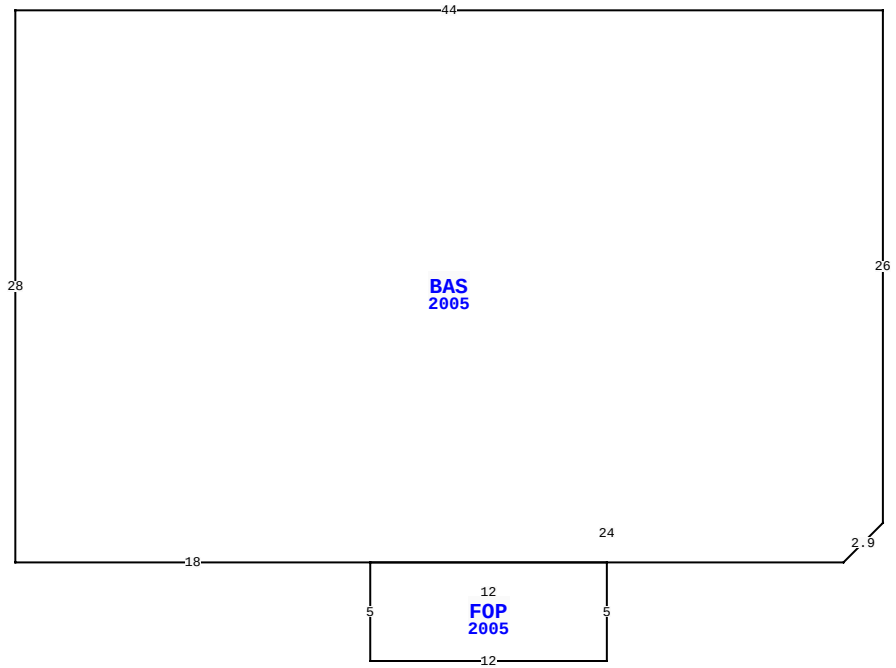
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	68,108
FOP	60	30	18	996
TOTALS	1,290		1,248	69,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,248	146.8800	95.47	119,147	2005	2005	0	0	0	42.00	58.00

2 MH 94NO RP – 0% - 0 Heated Area: 1230 HX Base Yr



44326 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	141,531
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	194,436
SOH/AGL Deduction	56,767
ASSESSED VALUE	137,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,669
TOTAL JUST VALUE	194,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0139	7/21/2020	QC	U	I	11	100
GRANTOR: CONNELL NORMAN L JR						
GRANTEE: MOFFETT KAREN J						
1933/1197	8/08/2014	QC	U	I	11	100
GRANTOR: TANNER CHRISTOPHER &						
GRANTEE: CONNELL NORMAN L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W44 S28 E18 FOP=[YR=2005] S5 E12 N5 W12$ E24 U2 R2 N26 $.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/11/2022 BY HSX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS