

BLOCK 4 LOT 7
(EX THE N'LY 228FT)
R433446 & R433447

STEWART WILLIAM R IV L/E/STEWART WILLIAM R III L/E
44772 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

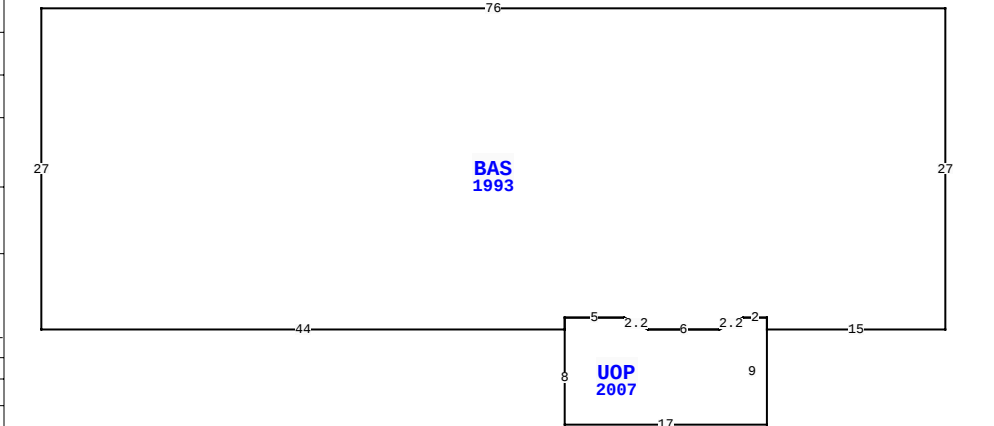
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2,043	56,546
UOP	145	25	36	996

TOTALS	2,188		2,079	57,542
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990
2	0940	SHEDS/PORT	0 100	10	14	140.00	SF	19.50	19.50	100	1990
3	0351	CARPORT MT	0 100	40	34	1,360.00	SF	6.70	6.70	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,079	121.6600	79.08	164,407	1990	1995	0	0	65.00	35.00
1 M/H 93- - 100% - 2019 Heated Area: 2043 HX Base Yr 2019											



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

TOTAL OB/XF											
10,420											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		57,542	
TOTAL MARKET OB/XF VALUE		10,420	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		117,962	
SOH/AGL Deduction		67,273	
ASSESSED VALUE		50,689	
TOTAL EXEMPTION VALUE		25,689	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		117,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2446/1435	3/24/2021	WD U	I	I	11
GRANTOR: MCINTOSH JANICE & WIL					
GRANTEE: MCINTOSH JANICE & W					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W76 S27 E44 UOP=[YR=2007] S8 E17 N9 W2 D1 L2 W6 L2 U1 W5 S1\$ N1 E5 D1 R2 E6 R2 U1 E2 S1 E15 N27\$.											