

BLOCK 4 LOT 8
IN OR 1095/133
R407733 & R407734

DARMOFAL EDWIN J
44762 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0080

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 60	
Interior Wall	04	PLYWOOD 40	
Interior Floor	14	CARPET 60	
Interior Floor	12	HARDWOOD 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	SUBAREA MARKET VALUE
BAS	1,717	100	57,162
FOP	155	30	1,532
UGR	682	45	10,221
UOP	200	25	1,665
TOTALS	2,754	2,120	70,579

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,120	128.0400	83.23	176,448	1989	1996	0	0	60.00	40.00

1 M/H 93- - 100% - 2003 Heated Area: 1717 HX Base Yr 2003

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			70,579
TOTAL MARKET OB/XF VALUE			4,694
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			125,273
SOH/AGL Deduction			69,918
ASSESSED VALUE			55,355
TOTAL EXEMPTION VALUE	HX HB DX		35,355
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			125,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7628	MH MOVE-ON	35,000	01/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0133	11/18/2002	WD	Q	I		124,000
GRANTOR: HOLTON ROBERT A & JOA						
GRANTEE: DARMOFAL EDWIN J &						
0560/0482	1/05/1989	WD	Q	V		16,000
GRANTOR: SUTTON SAMUEL & D S						
GRANTEE: HOLTON ROBT & JOANN						

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
1	0810	CONCRETE A	0	100	0	0			519.00	100	1989	1989	3	59.5	2,007	
3	0500	FP-PRE FAB	0	100	0	0			1.00	100	1989	1989	3	68	2,380	
5	0752	USP	0	100	16	4			64.00	100	2002	2002	3	32	307	
TOTALS															4,694	

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W27 UOP=[YR=2002] N10 W20 S10 E20 \$ W37											
UGR=[YR=2002] W22 S31 E22 N31 \$ S27 E24 FOP=[YR=2002] S9											
E16 N10 W7 S1 W5 N1 W4 S1 \$ N1 E4 S1 E5 N1 E7 S1 E24 N27 \$.											

LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							