BLOCK 4 LOT 11
R106914 & R106915
IN OR 937/1878

WATTERS GARY A & ANITA S
44726 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

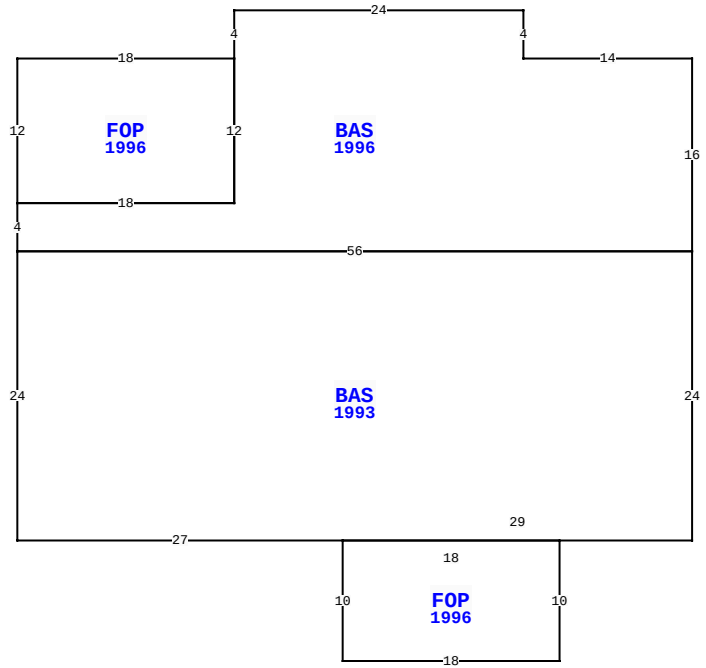
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	1,344	31,764
BAS	776	100	776	18,340
FOP	180	30	54	1,276
FOP	216	30	65	1,536
TOTALS	2,516		2,239	52,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,239	121.2000	78.78	176,388	1980	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 2120 HX Base Yr 2006



44726 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		52,916
TOTAL MARKET OB/XF VALUE		17,569
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		120,485
SOH/AGL Deduction		56,648
ASSESSED VALUE		63,837
TOTAL EXEMPTION VALUE	HX HB	30,587
BASE TAXABLE VALUE		33,250
TOTAL JUST VALUE		120,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961504	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0937/1878	6/26/2000	WD	U	I		135,000
GRANTOR: TIPTON JIMMY F & CHRI						
GRANTEE: WATTERS GARY A & AN						
0316/0062	6/01/1980	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

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
2	0680	POLE SHED	0	100	0	0	504.00	SF	10.00	10.00	100	1984	1984	3	20	1,008	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1992	1992	3	20	1,200	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
5	0940	SHEDS/PORT	0	100	14	10	140.00	SF	21.30	21.30	100	1998	1998	3	20	596	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 N4 W24 S4 FOP=[YR=1996] W18 S12 E18 N12$ S12 W18 S4 BAS=[YR=1993] S24 E27 FOP=[YR=1996] S10 E18 N10 W18$ E29 N24 W56$ E56 N16$.

LAND DESCRIPTION

TOTAL OB/XF 17,569

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	100	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 06/05/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS