

BLOCK 4 LOT 15
IN OR 1586/112
1991 MERI DW/MH

SHOUSE DONNA P & MICHAEL W
44672 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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

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Quality 03 Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

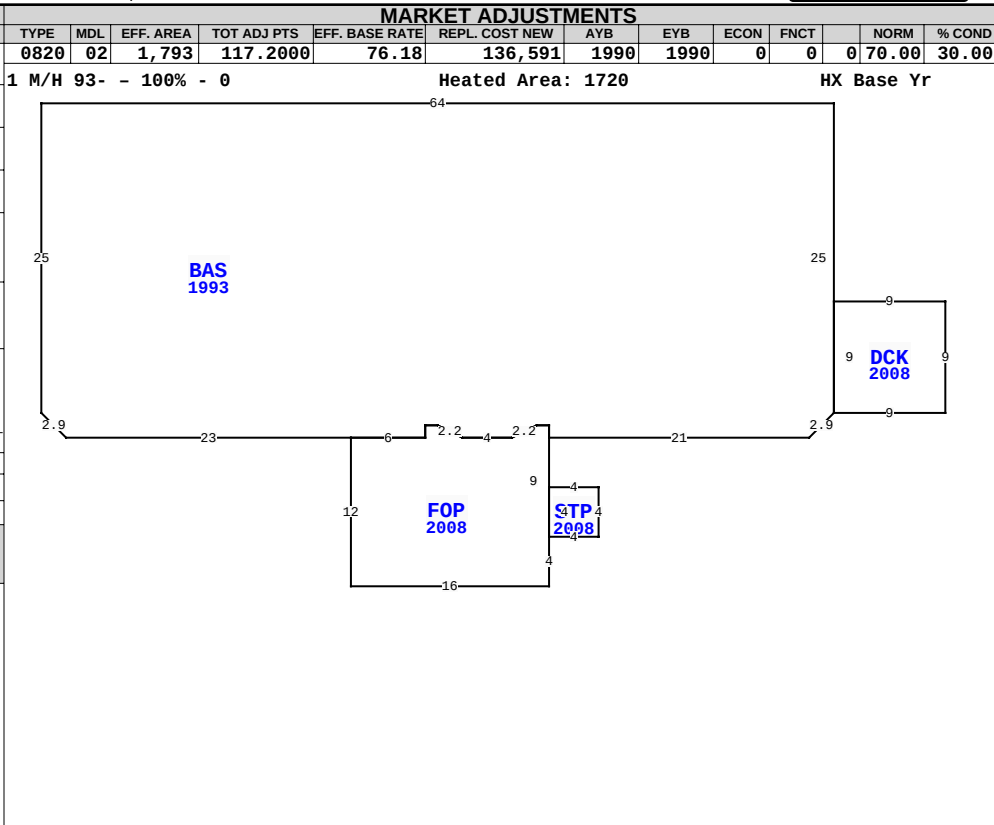
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	39,309
DCK	81	15	12	274
FOP	196	30	59	1,349
STP	16	10	2	46

TOTALS	2,013	1,793	40,977
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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	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1990
2	0810	CONCRETE A	0 100	0	0	265.00	SF	6.50	6.50	100	1990
4	0811	CONCRETE B	0 100	0	0	1,135.00	SF	5.20	5.20	100	2015

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	1.00

REVIEW DATE 11/25/2019 BY KBA



44672 WOODLAND CIR, CALLAHAN

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

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	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800	
2	0810	CONCRETE A	0 100	0	0	265.00	SF	6.50	6.50	100	1990	1990	3	62	1,068	
4	0811	CONCRETE B	0 100	0	0	1,135.00	SF	5.20	5.20	100	2015	2015	3	96	5,666	

TOTAL OB/XF											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			40,977
TOTAL MARKET OB/XF VALUE			9,534
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			100,511
SOH/AGL Deduction			45,771
ASSESSED VALUE			54,740
TOTAL EXEMPTION VALUE			29,740
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			100,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,668

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
8217	MH MOVE-ON	35,550	06/26/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1586/0112	9/22/2008	QC	U	I	01	100	
GRANTOR: PARKER DONNA M							
GRANTEE: SHOUSE DONNA P & MI							
0579/0311	9/15/1989	WD	Q	V		17,500	
GRANTOR: CASTLEMAN KEITH A							
GRANTEE: PARKER BILLY & DONN							

BUILDING NOTES											

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S25 R2 D2 E23 FOP=[YR=2008] S12 E16 N4

STP=[YR=2008] E4 N4 W4 S4\$ N9 W1 L2 D1 W4 U1 L2 W1 S1 W6\$

E6 N1 E1 R2 D1 E4 U1 R2 E1 S1 E21 R2 U2 DCK=[YR=2008]

E9 N9 W9 S9\$ N25\$.