BLOCK 4 LOT 21
IN OR 1964/283
2016 LIOH TW/MH

REWIS CLYDE MARVIN & REBECCA Y
44590 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0210

BUILDING CHARACTERISTICS

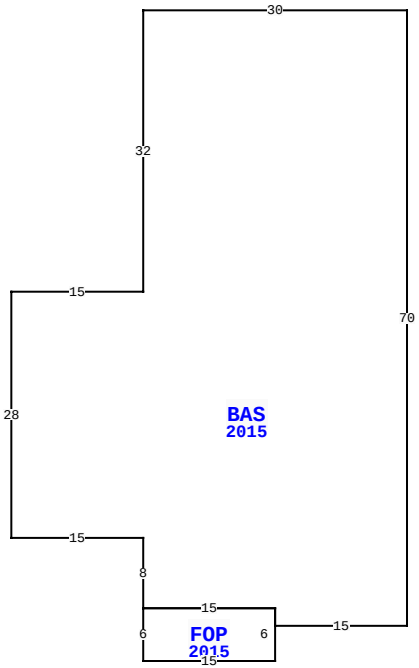
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,490	100	2,490	206,951
FOP	90	30	27	2,244
TOTALS	2,580		2,517	209,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,517	139.6800	97.78	246,112	2015	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2016 Heated Area: 2490 HX Base Yr 2016



44590 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,195
TOTAL MARKET OB/XF VALUE		34,555
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,750
SOH/AGL Deduction		102,296
ASSESSED VALUE		191,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,454
TOTAL JUST VALUE		293,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631797	CARPORT	11,249	02/01/2016
MH155673	CO ISSUED	0	11/20/2015
MH155673	MH MOVE-ON	0	11/01/2015
B1531416	GARAGE	37,489	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/0283	2/23/2015	WD	Q	V	02	49,000
GRANTOR: MATTOCKS E D & HELEN						
GRANTEE: REWIS CLYDE MARVIN						
0371/0688	10/01/1982	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 S32 W15 S28 E15 S8 FOP=[YR=2015] S6 E15 N6 W15$ E15 S2 E15 N70$.

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	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2015	2015	3	81	23,814	
2	1242	WD DECK A	0	100	0	0	1,377.00	SF	10.00	10.00	100	2016	2016	3	78	10,741	

LAND DESCRIPTION

TOTAL OB/XF 34,555

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS