BLOCK 5 LOT 21
IN OR 1641/936
R407964 & R407965

SUMMEY CANDICE L
44641 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

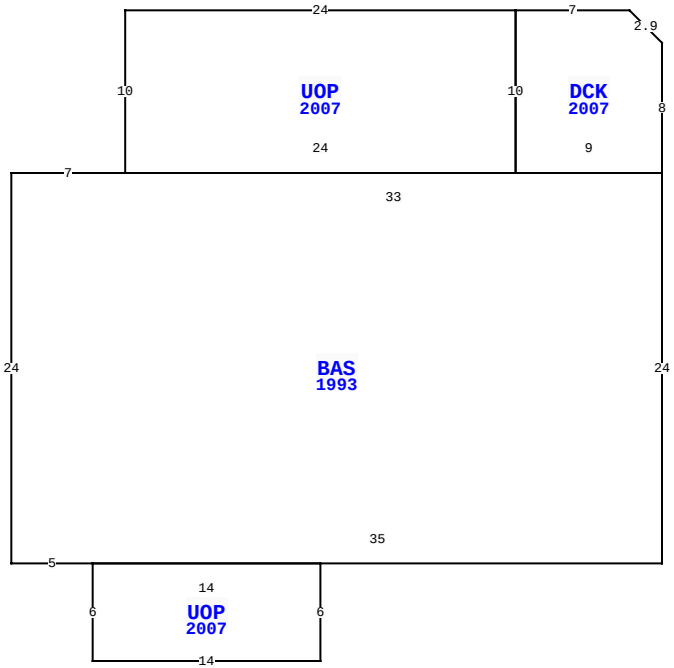
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	960	100	960	23,063
DCK	88	15	13	312
UOP	84	25	21	505
UOP	240	25	60	1,442
TOTALS	1,372		1,054	25,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,054	123.2000	80.08	84,404	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 960 HX Base Yr 2015



44641 WOODLAND CIR, CALLAHAN

BLD DATE	06/27/2008	JW	LGL DATE	
XF DATE	06/27/2008	JW	LAND DATE	05/23/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,321
TOTAL MARKET OB/XF VALUE		2,174
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		77,495
SOH/AGL Deduction		35,915
ASSESSED VALUE		41,580
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,580
TOTAL JUST VALUE		77,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7336	MH MOVE-ON	17,635	06/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/0936	8/14/2009	WD	Q	I	01	64,000
GRANTOR: BOWDEN WALTER T JR						
GRANTEE: SUMMEY CANDICE L						
1586/0277	9/22/2008	WD	U	I	07	100
GRANTOR: CUBERO DAVID						
GRANTEE: BOWDEN WALTER T JR						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] U2 L2 W7 UOP=[YR=2007] W24 S10
BAS=[YR=1993] W7 S24 E5 UOP=[YR=2007] S6 E14 N6 W14$ E35
N24 W33$ E24 N10$ S10 E9 N8$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1988	1988	3	20	804	
3	0350	CARPORT WD	0	100	34	12	408.00	SF	13.00	13.00	100	1989	1989	3	20	1,061	
4	0940	SHEDS/PORT	0	100	7	7	49.00	SF	30.00	30.00	100	2002	2002	3	21	309	

LAND DESCRIPTION

TOTAL OB/XF 2,174

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 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS