BLOCK 5 LOT 24 OR 208/403
2006 HMMT DW/MH
WOODLAND ESTATES UNIT 2

PRICE DOLORES
44689 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

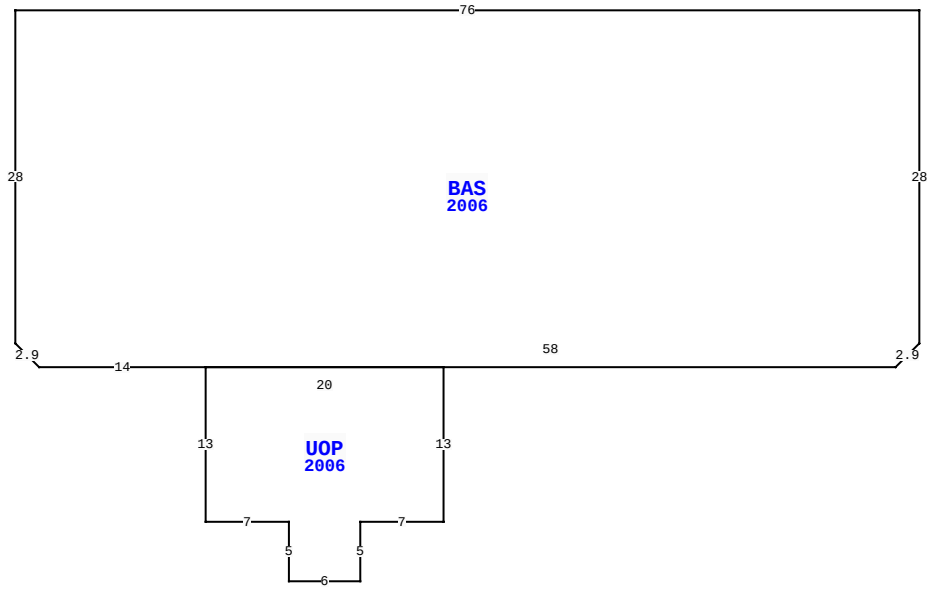
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,276	100	2,276	164,338
UOP	290	25	72	5,199
TOTALS	2,566		2,348	169,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,348	147.3600	103.15	242,196	2006	2011	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2007 Heated Area: 2276 HX Base Yr 2007



44689 WOODLAND CIR, CALLAHAN

BLD DATE	05/08/2007 DJ	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		169,537
TOTAL MARKET OB/XF VALUE		141
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		219,678
SOH/AGL Deduction		110,787
ASSESSED VALUE		108,891
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		53,891
TOTAL JUST VALUE		219,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11229	MECH OTHER	0	03/01/2006
E16801	ELEC OTHER	0	02/01/2006
P10760	OTHER	0	02/01/2006
CMH4736	CO ISSUED	0	01/01/2006
MH4736	MH MOVE-ON	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0208/0403	1/01/1975	WD	Q	V		8,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S28 R2 D2 E14 UOP=[YR=2006] S13 E7 S5 E6 N5 E7 N13 W20$ E58 U2 R2 N28$.

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
4	0820	WOOD WALK	0	100	5	6	30.00	SF	11.75	11.75	100	2010	2010	3	40	141	

LAND DESCRIPTION

TOTAL OB/XF 141

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