BLOCK 6 LOT 1
IN OR 1354/432
R235813 & R235814

MARSH CHERYL
44039 WOODLAND CIRCLE
CALLAHAN, FL 32011

**2023**

**16-1N-25-2912-0006-0010**

## NASSAU COUNTY PROPERTY



### 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 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 04 | Quality Level 04 |

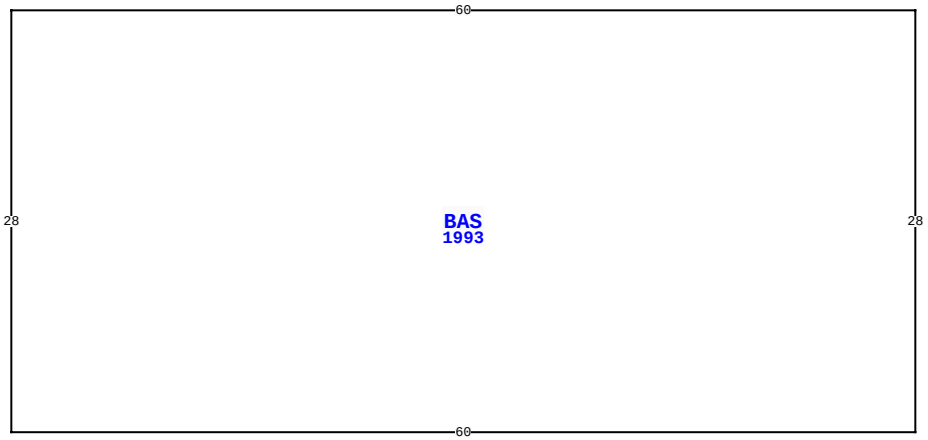
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 42,235 |
| TOTALS | 1,680 | | 1,680 | 42,235 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,680 | 128.9200 | 83.80 | 140,784 | 1985 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2006 Heated Area: 1680 HX Base Yr 2006




44039 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 | | 42,235 |
| TOTAL MARKET OB/XF VALUE | | 9,192 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 101,427 |
| SOH/AGL Deduction | | 46,028 |
| ASSESSED VALUE | | 55,399 |
| TOTAL EXEMPTION VALUE | HX HB | 30,399 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 101,427 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,440 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1354/0432 | 9/30/2005 | WD | Q | I | | 130,000 |
| GRANTOR: HALL TONI MARIE | | | | | | |
| GRANTEE: MARSH CHERYL | | | | | | |
| 0540/0398 | 3/07/1988 | QC | U | I | 01 | 100 |
| GRANTOR: HALL MICHAEL C | | | | | | |
| GRANTEE: HALL TONI MARIE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 60 | 2,100 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 20 | 16 | 320.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 640 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 20 | 16 | 320.00 | SF | 28.00 | 28.00 | 100 | 2002 | 2002 | 3 | 32 | 2,867 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,164.00 | SF | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 77 | 3,585 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,192

| 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