

BLOCK 6 LOT 4
IN OR 2112/1539
2001 MERT DW

CAMERON TRACY A/BLANTON TINA A
44123 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0006-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	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	1,715	100	1,715	70,350
FOP	130	30	39	1,600
UCP	442	20	88	3,610
UOP	208	25	52	2,133
TOTALS	2,495		1,894	77,692

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	11	15	165.00	SF	19.50	19.50	100	1983
4	0810	CONCRETE A	0 100	0	0	254.00	SF	6.50	6.50	100	1996
5	0510	GARAGE WD-	0 100	22	22	484.00	SF	35.00	35.00	100	2001
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001
8	0510	GARAGE WD-	0 100	24	24	576.00	SF	17.50	17.50	100	2003
9	0681	POLE SHED	0 100	26	9	234.00	SF	15.00	15.00	100	2003
10	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2013

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,894	117.2000	82.04	155,384	2001	2001	0	0	0 50.00	50.00
1 M/H 94+ - 100% - 2018											
Heated Area: 1715											
HX Base Yr 2018											
The floor plan consists of several interconnected rectangular areas. At the top left is a rectangle labeled 'UOP 2002' with dimensions 16 (width) and 13 (height). To its right is a larger rectangle labeled 'UCP 2002' with dimensions 34 (width) and 13 (height). Below these two is a large central rectangle labeled 'BAS 2001' with dimensions 58 (width) and 27 (height). To the right of the 'BAS 2001' rectangle is a small rectangle labeled 'FOP 2009' with dimensions 10 (width) and 9 (height). Various other dimensions are labeled along the perimeter and internal divisions: 16, 34, 13, 13, 16, 34, 58, 6, 27, 36, 13, 15, 10, 13, 9.											
BLD DATE				LGL DATE							

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	0940	SHEDS/PORT	0 100	11	15	165.00	SF	19.50	19.50	100	1983	1983	3	20	644	
4	0810	CONCRETE A	0 100	0	0	254.00	SF	6.50	6.50	100	1996	1996	3	73	1,205	
5	0510	GARAGE WD-	0 100	22	22	484.00	SF	35.00	35.00	100	2001	2001	3	30	5,082	
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
8	0510	GARAGE WD-	0 100	24	24	576.00	SF	17.50	17.50	100	2003	2003	3	36	3,629	
9	0681	POLE SHED	0 100	26	9	234.00	SF	15.00	15.00	100	2003	2003	3	36	1,264	
10	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2013	2013	3	65	2,340	

TOTAL OB/XF											
17,174											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						126,758					
TOTAL MARKET OB/XF VALUE						17,174					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						193,932					
SOH/AGL Deduction						63,295					
ASSESSED VALUE						130,637					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						80,637					
TOTAL JUST VALUE						193,932					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						145,206					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327015	CARPORT	945	03/01/2013
B10394	CARPORT	9,750	10/01/2002
MH003336	MH MOVE-ON	0	12/01/2000
007804	CARPORT	4,158	12/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2112/1539	3/21/2017	WD	U	I	11	100	
GRANTOR: CAMERON MARJORIE R							
GRANTEE: CAMERON TRACY A & T							
0950/0991	9/21/2000	WD	U	I		45,000	
GRANTOR: HIGGINBOTHAM DAVID E							
GRANTEE: CAMERON THOMAS & MA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W6 UCP=[YR=2002] N13 W34 UOP=[YR=2002] W16 S13 E16 N13\$ S13 E34\$ W58 S27 E36FOP=[YR=2009] S9 E13 N10 W13 S1 \$ N1 E13 S1 E15 N27\$.											

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