

TANNER THOMASA
44108 OAKWOOD LN
CALLAHAN, FL 32011

16-1N-25-2912-0006-0080

BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

11 CLAY TILE 60

08 SHT VINYL 40

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

02 WOOD FRAME 100

1. 1. 100
0 100

05 Quality Level 05

0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8005.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,5931001,593128,459

TOTALS1,5931,593128,459

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,593144.0000100.80160,574201420140020.0080.00

M/H 94+ - 100% - 2015Heated Area: 1593HX Base Yr 2015

BAS2013

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

128,459050,000178,45972,808105,65150,00055,651178,4590137,491

PERMIT NUMDESCRIPTIONAMTISSUED

MH135488CO ISSUED008/15/2013

MH135488MH MOVE-ON007/01/2013

MH003137MH MOVE-ON006/01/2000

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

1749/05688/01/2011QC U I 11100

GRANTOR: ESTATE OF WILLIAM E T

GRANTEE: TANNE THOMASA

0845/06528/18/1998TX U V 044,500

GRANTOR: CLERK OF COURT

GRANTEE: TANNER WM E & THOMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W59 S27 E59 N27\$.

EXTRA FEATURES

44108 OAKWOOD LN, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/23/2023MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ UNIT PRICEUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000102CSFR/MH100OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE10/31/2019BYKBA

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