

BLOCK 7 PT OF LOTS 14 & 15
IN OR 2518/948
R567588 & R567589

CROWDER SHANE A & SABRINA A
44375 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0142



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	103,882
UCP	426	20	85	5,146
USP	252	50	126	7,628
USP	78	50	39	2,361
TOTALS	2,472		1,966	119,017

EXTRA FEATURES	
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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
2	0801	ASPHALT A	0	0	0	169.00	SF	3.00	3.00	100	2000	2000	3	50	254	
3	0802	ASPHALT B	0	0	0	1,340.00	SF	2.40	2.40	100	2017	2017	3	82	2,637	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		0	0006	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000							

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
													0820	02	1,966	129.3600	84.08	165,301	1992	2012	0	0	28.00	72.00
1 M/H 93- - 0% - 0													Heated Area: 1716										HX Base Yr	

44375 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
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	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		119,017	
TOTAL MARKET OB/XF VALUE		2,891	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		171,908	
SOH/AGL Deduction		25,253	
ASSESSED VALUE		146,655	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,655	
TOTAL JUST VALUE		171,908	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		133,323	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94892	ADDITION	26,830	03/01/1994
9061	MH MOVE-ON	41,000	10/01/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0948	11/12/2021	WD	Q	I	01	200,000
GRANTOR: SHIFFLET CLAUDE E SR						
GRANTEE: CROWDER SHANE A & S						
0842/0472	7/23/1998	WD	Q	I		69,000
GRANTOR: FRANKLIN BERNARD & SU						
GRANTEE: SHIFFLET CLAUDE E S						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W45 USP=[YR=1993] N12 W21 S12 E21 \$ W21 S26 E28 UCP=[YR=1993] S24 E21 N24 W4 USP=[YR=2009] S6 W13 N6 E13 \$ S6 W13 N6 W4 \$ E38 N26 \$.	