BLOCK 8 PT OF LOTS 1 & 2
IN OR 1724/698
2001 SHC DW/MH

DAVIS DENISE S
43138 PINEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0008-0012

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 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	03	Quality Level 03

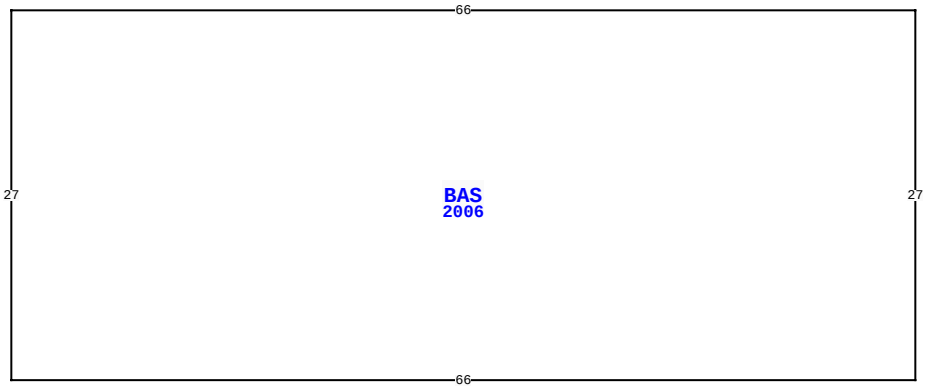
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	72,848
TOTALS	1,782		1,782	72,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	116.8000	81.76	145,696	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2012 Heated Area: 1782 HX Base Yr 2012



43138 PINEWOOD CT, CALLAHAN

BLD DATE	05/09/2007 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		72,848
TOTAL MARKET OB/XF VALUE		3,820
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		116,668
SOH/AGL Deduction		51,371
ASSESSED VALUE		65,297
TOTAL EXEMPTION VALUE	HX HB	40,297
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3739	MH MOVE-ON	0	03/01/2002
M5671	H/AC	0	02/01/2002
P5319	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1724/0698	2/14/2011	QC	U	I	11	100
GRANTOR: SKIPPER MILTON A						
GRANTEE: DAVIS DENISE S						
1382/1891	1/19/2006	WD	U	I	11	139,000
GRANTOR: CANONICO DONNA M						
GRANTEE: SKIPPER MILTON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S27 E66 N27$.

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	0351	CARPORT MT	0	100	20	18	360.00	SF	3.00	3.00	100	2006	2006	3	31	335	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2006	2006	3	31	893	
3	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	2003	2003	3	36	2,592	

LAND DESCRIPTION

TOTAL OB/XF 3,820

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 05/02/2018 BY KBX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS