

BLOCK 8 LOT 8
IN OR 1605/491
1986 SUMM DW/MH

WOFFARD JAMES TERRELL
43291 PINEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0008-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units	0	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	1,728	100	1,728	74,252
FOP	476	30	143	6,144
SFB	120	80	96	4,125
UCP	455	20	91	3,910
USP	260	50	130	5,586
UST	130	55	72	3,094

TOTALS	3,169		2,260	97,111
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP - PRE FAB	0	100	0	0			
2	0810	CONCRETE A	0	100	3	35			
3	0810	CONCRETE A	0	100	7	7			
4	0351	CARPORT MT	0	100	40	20			
5	0351	CARPORT MT	0	100	32	22			

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

REVIEW DATE 07/19/2021 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,260	137.7200	89.52	202,315	1986	2000	0	0	0 52.00	48.00
1 M/H 93- - 100% - 2009 Heated Area: 1824 HX Base Yr 2009											
43291 PINEWOOD CT, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

TOTAL OB/XF											
11,467											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		144,895	
TOTAL MARKET OB/XF VALUE		11,467	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		226,362	
SOH/AGL Deduction		108,461	
ASSESSED VALUE		117,901	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		67,901	
TOTAL JUST VALUE		226,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631723	CARPORT	18,302	02/01/2016
9147	MH MOVE-ON	12,000	12/14/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1605/0491	2/10/2009	QC U	I	11	
GRANTOR: WOLFE KIMBERLY L (WOF)					
GRANTEE: WOFFORD JAMES T					
1032/1181	1/23/2002	WD Q	I		
GRANTOR: BOWMAN BENNY M & MARI					
GRANTEE: WOLFE KIMBERLY LYNN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] N10 W13 USP=[YR=1993] W26 UCP=[YR=1993] N13 W25 S13 SFB=[YR=1993] S10 BAS=[YR=1993] S27 FOP=[YR=2020] S6 E24 S4 E23 N4 E17 N6 W64\$ E64 N27 W64\$ E12 N10 W12\$ E12 S10 E13 N10\$ S10 E26 N10\$ S10 E13\$.											

Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS

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