LOTS 43 44 & 45
PINE KNOLL SUB PB 4/5

WORKMAN RICHARD G/HODGES POLLY WORKMAN ET AL
16374 WATERVILLE RD
JACKSONVILLE, FL 32226

2024

04-1N-25-2800-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	07	CORK/VTILE 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

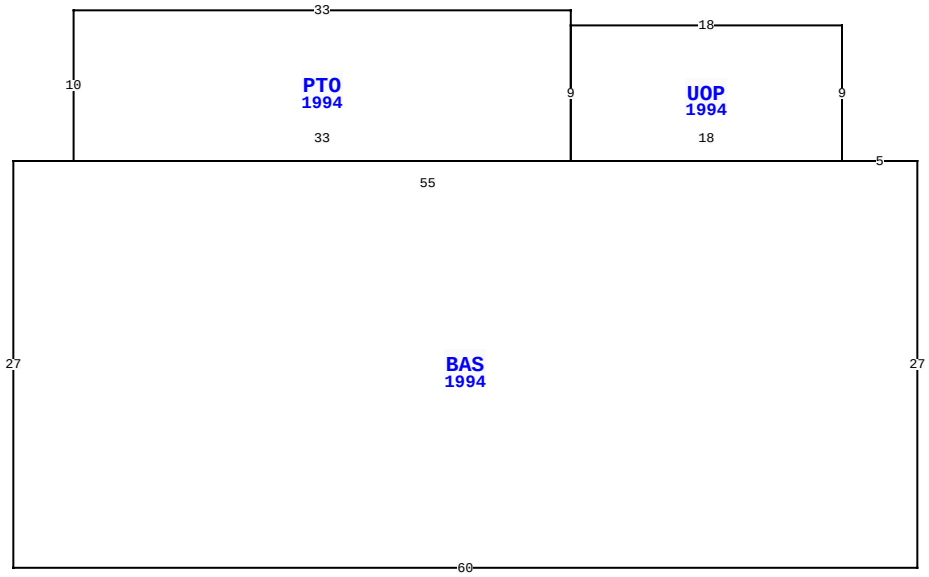
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	65,970
PTO	330	5	16	652
UOP	162	25	40	1,629
TOTALS	2,112		1,676	68,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,676	123.4000	92.55	155,114	1994	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



44367 LEE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	68,250
TOTAL MARKET OB/XF VALUE	5,628
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	126,378
SOH/AGL Deduction	36,586
ASSESSED VALUE	89,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,792
TOTAL JUST VALUE	126,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1541	7/15/2024	FJ	U	I	11	0
GRANTOR: WORKMAN POLLY C EST						
GRANTEE: WORKMAN RICHARD G						
0741/1515	10/17/1995	WD	U	I	06	100
GRANTOR: WORKMAN POLLY						
GRANTEE: WORKMAN POLLY C OR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 UOP=[YR=1994] N9 W18 PTO=[YR=1994] N1 W33 S10 E33 N9$ S9 E18$ W55 S27 E60 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	0810	CONCRETE A	0	0	4	62	248.00	SF	6.50	6.50	100	1994	1994	3	68	1,096	
2	0681	POLE SHED	0	0	20	37	740.00	SF	15.00	15.00	100	1985	1985	3	20	2,220	
3	0752	USP	0	0	8	33	264.00	SF	15.00	15.00	100	1994	1994	3	20	792	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 5,628

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	000102	C	SFR/MH	0	0006	RM	225.00	292.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 04/17/2020 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS