LOTS 200 & 201
IN OR 1168/33
2004 CAVL DW/MH

EDNIE KENNETH
44155 RED OAK COURT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0200-0000

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 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

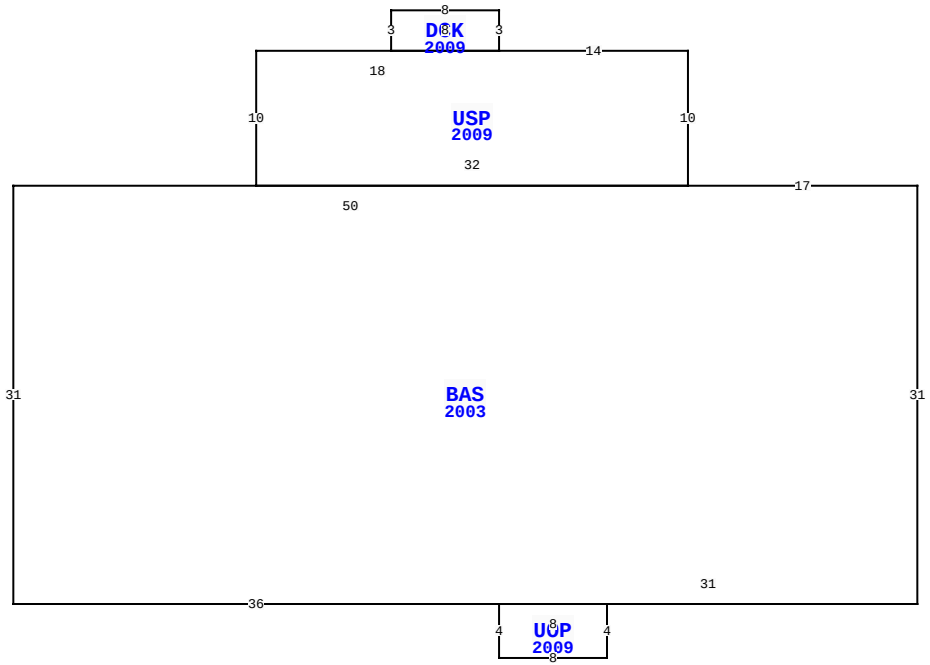
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2,077	113,192
DCK	24	15	4	218
UOP	32	25	8	436
USP	320	50	160	8,720
TOTALS	2,453		2,249	122,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,249	117.2000	87.90	197,687	2003	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2004 Heated Area: 2077 HX Base Yr 2004



44155 RED OAK CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,566
TOTAL MARKET OB/XF VALUE		3,536
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		186,102
SOH/AGL Deduction		97,813
ASSESSED VALUE		88,289
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,289
TOTAL JUST VALUE		186,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011538	REPAIR/RRF	6,750	12/28/2017
MH4203	MH MOVE-ON	0	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0033	9/04/2003	WD	Q	V		30,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: EDNIE KENNETH						
1168/0032	9/04/2003	WD	Q	V		14,000
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 USP=[YR=2009] N10 W14 DCK=[YR=2009] N3 W8 S3 E8$ W18 S10 E32$ W50 S31 E36 UOP=[YR=2009] S4 E8 N4 W8$ E31 N31$.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	2003	2003	3	21	491	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,536

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	100	0005	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS