

PARCELS 3 & 3-2
SW1/4 OF NE1/4
IN OR 2438/1499

JONES DAVID W & SHANNON L
44103 HENDRICKS TRL
CALLAHAN, FL 32011

2024

16-1N-25-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	54,240
FUS	480	100	480	27,120
PTO	100	5	5	283
UCP	1,440	20	288	16,272
TOTALS	2,980		1,733	97,914

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	
3	0680	POLE SHED	0	0	30	20	600.00	SF	10.00	10.00	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	12.43	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	1,733	113.0000	56.50	97,914	2021	2022	0	0	0.00	100.00
1 ACCESSORY U - 0% - 2024											
Heated Area: 1440											
HX Base Yr											
UCP 2024 BAS 2024 FUS 2024 PTO 2024											
44103 HENDRICKS TR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/19/2023 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6			Tax Dist:					
BUILDING MARKET VALUE					97,914			
TOTAL MARKET OB/XF VALUE					17,700			
TOTAL LAND VALUE - MARKET					186,450			
TOTAL MARKET VALUE					302,064			
SOH/AGL Deduction					69,993			
ASSESSED VALUE					232,071			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					232,071			
TOTAL JUST VALUE					302,064			
NCON VALUE					103,614			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					215,970			