LOT 2
HENDRICKS FARMS PB 6/103

RODGERS ALAN LYNN
44182 HENDRICKS TRL
CALLAHAN, FL 32011

2024

16-1N-25-0740-0002-0000

BUILDING CHARACTERISTICS

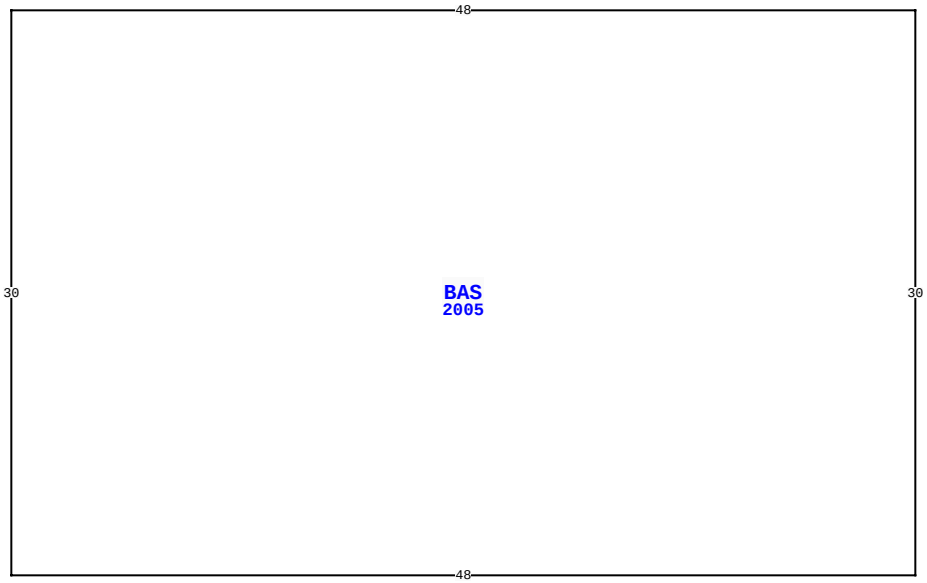
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	71,850
TOTALS	1,440		1,440	71,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	123.2000	92.40	133,056	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2023 Heated Area: 1440 HX Base Yr 2023



44182 HENDRICKS TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		71,850
TOTAL MARKET OB/XF VALUE		302
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		107,152
SOH/AGL Deduction		2,588
ASSESSED VALUE		104,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,564
TOTAL JUST VALUE		107,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,234

DW/MH ID: GAFL475(A/B)75575CD21 _ 2004 FLTWD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4526	MH MOVE-ON	0	01/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/28/2022	WD	U	I	37	46,800
GRANTOR: SATERNUS BARBARA J						
GRANTEE: RODGERS ALAN LYNN						
2149/1246	10/03/2017	QC	U	I	11	26,600
GRANTOR: THIERS WILLIAM P JR						
GRANTEE: THIERS WILLIAM P JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 S30 E48 N30$.

EXTRA FEATURES

L N	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
2	0351	CARPORT MT	0	100	20	18	360.00	SF	3.50	3.50	100	2005	2005	3	24	302	

LAND DESCRIPTION

TOTAL OB/XF 302

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS