LOT 8 2003 FTWD DW/MH
IN OR 1920/1878
HENDRICKS FARMS PB 6/103

THOMPSON JASON ASHLEY & JOY A
44165 HENDRICKS TRAIL
CALLAHAN, FL 32011

2024

16-1N-25-0740-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

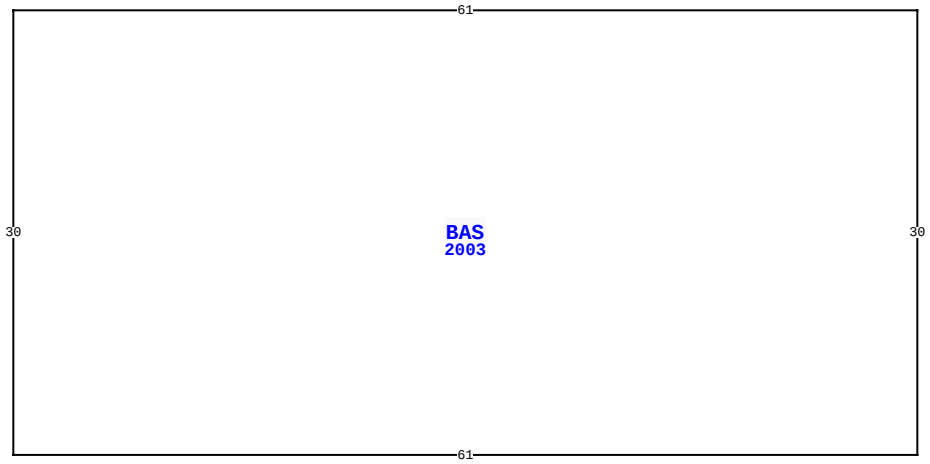
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,830	100	1,830	96,721
TOTALS	1,830		1,830	96,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,830	135.5200	101.64	186,001	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2020 Heated Area: 1830 HX Base Yr 2020



44165 HENDRICKS TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		96,721
TOTAL MARKET OB/XF VALUE		6,653
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		138,374
SOH/AGL Deduction		34,066
ASSESSED VALUE		104,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,308
TOTAL JUST VALUE		138,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,058

2003 FTWD _ GAFL275(AB)73969CD21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002458	CARPORT	10,516	04/01/2018
E10740	NEW CONSTR	0	01/31/2003
MH	MH MOVE-ON	0	01/21/2003
M6729	H/AC	0	01/21/2003
P6366	NEW CONSTR	0	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/1878	5/28/2014	SW	U	I	12	52,700
GRANTOR: FANNIE MAE						
GRANTEE: THOMPSON JASON ASHL						
1887/1503	11/04/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W61 S30 E61 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2018	2018	3	82	3,608	

LAND DESCRIPTION

TOTAL OB/XF 6,653

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	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 01/26/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS