PT OF LOT 21
IN OR 556 PG 464
ESMT PT OR 1500/1259

WATERS DEBORAH L
44001 WH WATERS LN
CALLAHAN, FL 32011

2024

16-1N-25-2900-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

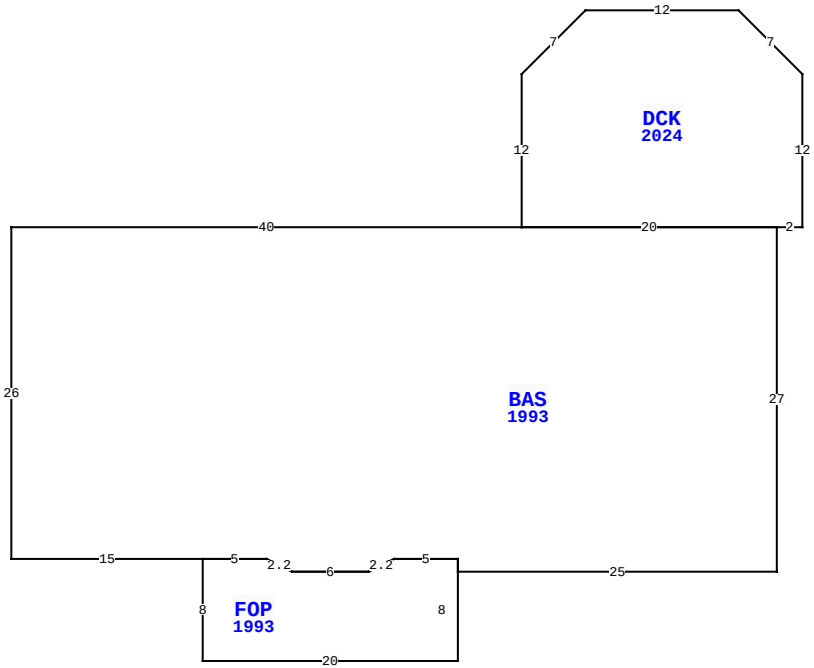
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	41,214
DCK	349	15	52	1,345
FOP	152	30	46	1,190
TOTALS	2,094		1,691	43,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,691	123.2000	86.24	145,832	1989	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1593 HX Base Yr



44001 WH WATERS RD, 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		43,750
TOTAL MARKET OB/XF VALUE		4,916
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		83,666
SOH/AGL Deduction		48,302
ASSESSED VALUE		35,364
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		5,364
TOTAL JUST VALUE		83,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,027

R407908 & R407909

DW/MH ID: 339172N7609(A/B) _ 1989 CONCORD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z970734	OTHER	0	03/01/1997
7675	MH MOVE-ON	34,000	02/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0556/0434	11/04/1988	WD	U	V	01	100

GRANTOR: WATERS WADE H

GRANTEE: WATERS RONALD H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W40 S26 E15 E5 D1R2 E6 U1R2 E5 S1 E25 N27 $
FOP=[YR=1993;ORIG=-45,26] S8 E20 N8 W5 D1L2 W6 U1L2 W5 $
DCK=[YR=2024;ORIG=2,0] W2 W20 N12 U5R5 E12 D5R5 S12 $
.

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	1989	1989	3	66	2,310	
3	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2006	2006	3	87	2,606	

LAND DESCRIPTION

TOTAL OB/XF 4,916

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

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