BLOCK 3 LOT 13
IN OR 594 PG 252
1988 DYNA SW/MH

GIBBENS ELLSWORTH A
39644 SUNVALLEY DR
ZEPHYRHILLS, FL 33542

2024

16-1N-25-2912-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

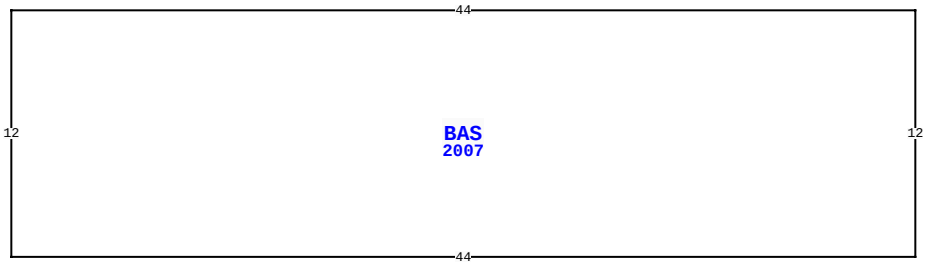
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	10,600
TOTALS	528		528	10,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	528	95.6000	66.92	35,334	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 528 HX Base Yr



44138 WOODLAND CIR, CALLAHAN

BLD DATE	02/20/2008	KWJW	LGL DATE	
XF DATE			LAND DATE	05/23/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	10,600
TOTAL MARKET OB/XF VALUE	2,160
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	62,760
SOH/AGL Deduction	8,290
ASSESSED VALUE	54,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,470
TOTAL JUST VALUE	62,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002522	DEMO OF MOBLIE HO	0	03/04/2024
7615	XFOB	14,280	10/17/1991
8310	MH MOVE-ON	8,000	09/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0594/0252	4/02/1990	WD	Q	V		17,500

GRANTOR: JOHNSON J H & B C
GRANTEE: GIBBENS ELLSWORTH A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W44 S12 E44 N12$.

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	2700	QUONSET LW	0	0	36	25	900.00	SF	12.00	12.00	100	1991	1991	3	20	2,160	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2024 BY TWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS