BLOCK 3 LOTS 14 & 15
R583742 & R583743
WOODLAND ESTATES UNIT 2

JOHNSON CAROLE L/BARBER WILLIAM M
9875 WINDY HILL LN
GLEN ST MARY, FL 32040

2024

16-1N-25-2912-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

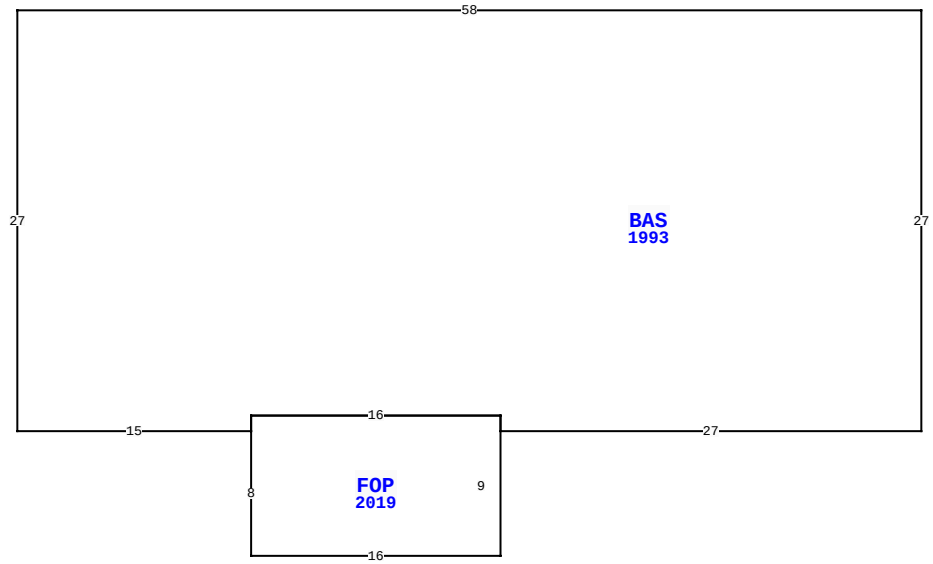
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1,550	60,152
FOP	144	30	43	1,669
TOTALS	1,694		1,593	61,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,593	117.6000	88.20	140,503	1994	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1550 HX Base Yr



44150 WOODLAND CIR, CALLAHAN

BLD DATE		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	61,821
TOTAL MARKET OB/XF VALUE	1,520
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	163,341
SOH/AGL Deduction	11,946
ASSESSED VALUE	151,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,395
TOTAL JUST VALUE	163,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94339	MH MOVE-ON	33,000	01/01/1994
7538	MH MOVE-ON	5,460	10/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0250	10/01/2021	PR	U	I	19	100
GRANTOR: JOHNSON CAROLE L P/R						
GRANTEE: JOHNSON CAROLE L &						
0200/0655	1/01/1975	WD	U	V		7,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S27 E15 FOP=[YR=2019] S8 E16 N9 W16 S1$ N1 E16 S1 E27 N27$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 1,520

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	0	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 01/07/2020 BY KB Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS