BLOCK 3 LOTS 16 & 17
IN OR 868 PG 812
MH/ID FLHML2Y152622409A &

PETTY JOHN P & HENRIETTA
44170 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

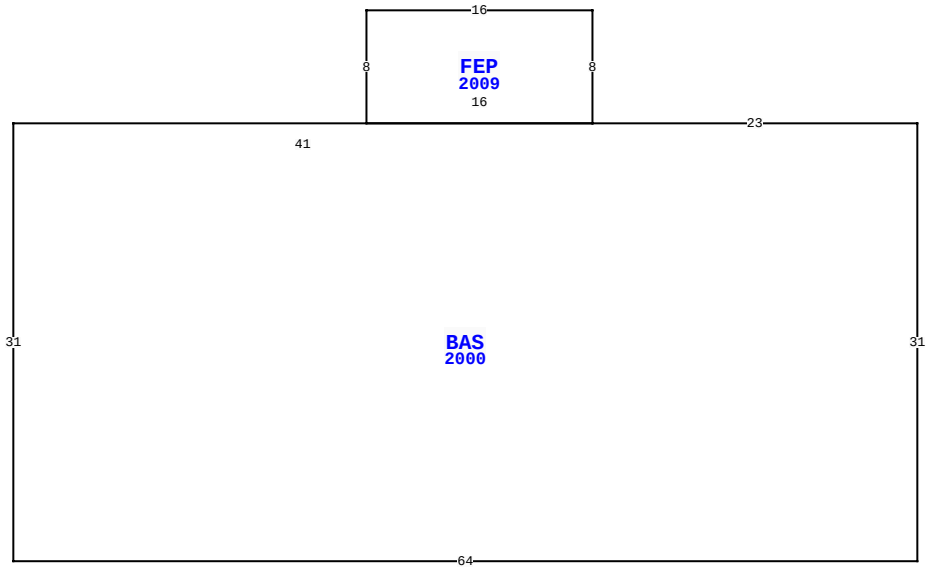
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	88,544
FEP	128	85	109	4,865
TOTALS	2,112		2,093	93,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,093	129.3600	97.02	203,063	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1999 Heated Area: 2093 HX Base Yr 1999



44170 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		93,409
TOTAL MARKET OB/XF VALUE		4,092
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		197,501
SOH/AGL Deduction		115,191
ASSESSED VALUE		82,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,310
TOTAL JUST VALUE		197,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992836	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0868/0812	2/18/1999	WD	U	I	05	47,200
GRANTOR: CASON JAMES A						
GRANTEE: PETTY JOHN & HENRIE						
0760/1548	5/23/1996	WD	U	I	05	38,900
GRANTOR: FLEET FINANCE & MORTG						
GRANTEE: CASON JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23FEP=[YR=2009] N8 W16 S8 E16 $W41 S31 E64 N31 $.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
2	1242	WD DECK A	0	100	0	0	512.00	SF	10.00	10.00	100	1999	1999	3	20	1,024	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 4,092

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

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