

BLOCK 3 LOT 25
IN OR 2124/233
R278038 & R278039

BARR DAVID & KAREN
44266 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	1,674	100	1,674	29,061
FOP	156	30	47	816
FOP	206	30	62	1,076
UOP	156	25	39	677
TOTALS	2,192		1,822	31,630

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,591.00	SF	4.00	4.00	100	1988
2	0820	WOOD WALK	0	0	5	60.00	SF	11.75	11.75	100	1988
3	0510	GARAGE WD-	0	0	26	728.00	SF	35.00	35.00	100	1987
4	0350	CARPORT WD	0	0	10	280.00	SF	13.00	13.00	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
0820	02	1,822	124.0000	86.80	158,150	1986	1986	0	0	20	70.00
1 M/H 93- - 0% - 0											
Heated Area: 1674 HX Base Yr											
44282 WOODLAND CIR, CALLAHAN											
BLD DATE: 05/23/2023 MLU											

TOTAL OB/XF											
11,754											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 31,630											
TOTAL MARKET OB/XF VALUE 11,754											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 93,384											
SOH/AGL Deduction 19,130											
ASSESSED VALUE 74,254											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 74,254											
TOTAL JUST VALUE 93,384											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 91,384											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3474	N/A	7,300	07/07/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/0233	5/15/2017	WD	Q	I	01	50,000	
GRANTOR: CAMERON TRACY A							
GRANTEE: BARR DAVID & KAREN							
0695/0503	12/29/1993	WD	Q	I		63,000	
GRANTOR: PAYNE MICHAEL & CYNTH							
GRANTEE: CAMERON TRACY A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 UOP=[YR=1993] N13 W12 FOP=[YR=1993] W12 S13 E12 N13\$ S13 E12\$ W37 S28 E18 FOP=[YR=1993] S10 E20 N10 W7 N1 W6 S1 W7\$ E7 N1 E6 S1 E29 N28\$.											