

BLOCK 3 LOT 28
ESMT OR 1316/21
WOODLAND ESTATES UNIT 2

MOFFETT KAREN J
215 GRAND CYPRESS DR #1127
ST JOHNS, FL 32259

2024

16-1N-25-2912-0003-0280



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	05	Quality Level 05
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	1,296	100	1,296	74,724
TOTALS	1,296		1,296	74,724

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

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	NORM	% COND
0800	02	1,296	147.8400	110.88	143,700	1998	2003	0	0	48.00	52.00
1 M/H 94+ - 0% - 0											
Heated Area: 1296											
HX Base Yr											
BAS 1998											
44326 WOODLAND CIR, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/23/2023 MLU											

TOTAL OB/XF											
2,835											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						151,713					
TOTAL MARKET OB/XF VALUE						2,835					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						204,548					
SOH/AGL Deduction						53,112					
ASSESSED VALUE						151,436					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						151,436					
TOTAL JUST VALUE						204,548					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						194,436					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14921	ELEC OTHER	0	05/01/2005
M0509668	H/AC	0	05/01/2005
MH4566	MH MOVE-ON	0	03/01/2005
P09224	OTHER	0	03/01/2005
MH982079	MH MOVE-ON	0	02/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2379/0139	7/21/2020	QC	U	I	11	100	
GRANTOR: CONNELL NORMAN L JR							
GRANTEE: MOFFETT KAREN J							
1933/1197	8/08/2014	QC	U	I	11	100	
GRANTOR: TANNER CHRISTOPHER &							
GRANTEE: CONNELL NORMAN L JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W48 S27 E48 N27\$.											

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