

BLOCK 3 LOT 34
IN OR 1873/594
2003 FTWD DWMN

HARRISON BONNIE J & DAVID J
44416 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0340



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,079	100	2,079	108,550
TOTALS	2,079		2,079	108,550

TOTALS		2,079	2,079		100,350		
EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0940	SHEDS/PORT	0	100	10	20	
2	1242	WD DECK A	0	100	23	10	
3	1242	WD DECK A	0	100	0	0	
4	0751	UOP	0	100	10	16	
5	0810	CONCRETE A	0	100	2	58	
6	0940	SHEDS/PORT	0	100	12	10	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,079	128.9200	96.69	201,019	2003	2004	0	0	0	46.00	54.00
1 M/H 94+ - 100% - 2014 Heated Area: 2079 HX Base Yr 2014												
27 77 27 77 BAS 2003												

44416 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
4,309												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		108,550	
TOTAL MARKET OB/XF VALUE		4,309	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		162,859	
SOH/AGL Deduction		68,868	
ASSESSED VALUE		93,991	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		43,991	
TOTAL JUST VALUE		162,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,612	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6817	NEW CONSTR	0	06/01/2003
MH	MH MOVE-ON	0	06/01/2003
M7171	H/AC	0	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1873/0594	6/28/2013	WD	Q	I	01	100,000
GRANTOR: BLANTON JOSHUA & STEF						
GRANTEE: HARRISON BONNIE J &						
1726/0031	2/22/2011	WD	U	I	11	91,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BLANTON JOSHUA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2003] W77 S27 E77 N27\$.												