

BLOCK 6 LOT 4  
IN OR 2112/1539  
2001 MERT DW

CAMERON TRACY A/BLANTON TINA A  
44123 WOODLAND CIR  
CALLAHAN, FL 32011

2024

16-1N-25-2912-0006-0040



| BUILDING CHARACTERISTICS |           |                |
|--------------------------|-----------|----------------|
| ELEMENT                  | CD        | CONSTRUCTION   |
| Exterior Wall            | 05        | AVERAGE 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                 | 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       | 1,715            | 100         | 1,715        | 72,360               |
| FOP       | 130              | 30          | 39           | 1,645                |
| UCP       | 442              | 20          | 88           | 3,713                |
| UOP       | 208              | 25          | 52           | 2,194                |
| TOTALS    | 2,495            |             | 1,894        | 79,912               |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 11 | 15 | 165.00 | SF | 19.50    | 19.50          | 100       | 1983    |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 254.00 | SF | 6.50     | 6.50           | 100       | 1996    |
| 3              | 0510       | GARAGE WD-  | 0 100   | 22 | 22 | 484.00 | SF | 35.00    | 35.00          | 100       | 2001    |
| 4              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2001    |
| 5              | 0510       | GARAGE WD-  | 0 100   | 24 | 24 | 576.00 | SF | 17.50    | 17.50          | 100       | 2003    |
| 6              | 0681       | POLE SHED   | 0 100   | 26 | 9  | 234.00 | SF | 15.00    | 15.00          | 100       | 2003    |
| 7              | 0351       | CARPORT MT  | 0 100   | 20 | 18 | 360.00 | SF | 10.00    | 10.00          | 100       | 2013    |

| 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                | 000115   | C   | SFR ACRES            | 100 | 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  | 1,894     | 117.2000    | 87.90          | 166,483        | 2001 | 2001 | 0    | 0    | 52.00 | 48.00  |
| 1 M/H 94+ - 100% - 2018 Heated Area: 1715 HX Base Yr 2018                               |     |           |             |                |                |      |      |      |      |       |        |
| <div><div>UOP 2002</div><div>UCP 2002</div><div>BAS 2001</div><div>FOP 2009</div></div> |     |           |             |                |                |      |      |      |      |       |        |
| 44123 WOODLAND CIR, CALLAHAN                                                            |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF |            |             |         |    |    |        |    |          |                |           |         |
|-------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| 16,230      |            |             |         |    |    |        |    |          |                |           |         |
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0940       | SHEDS/PORT  | 0 100   | 11 | 15 | 165.00 | SF | 19.50    | 19.50          | 100       | 1983    |
| 2           | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 254.00 | SF | 6.50     | 6.50           | 100       | 1996    |
| 3           | 0510       | GARAGE WD-  | 0 100   | 22 | 22 | 484.00 | SF | 35.00    | 35.00          | 100       | 2001    |
| 4           | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2001    |
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| 6           | 0681       | POLE SHED   | 0 100   | 26 | 9  | 234.00 | SF | 15.00    | 15.00          | 100       | 2003    |
| 7           | 0351       | CARPORT MT  | 0 100   | 20 | 18 | 360.00 | SF | 10.00    | 10.00          | 100       | 2013    |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| 16,230      |          |     |                      |     |      |          |       |       |             |           |     |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1           | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
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| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 6              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 131,270   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 16,230    |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 50,000    |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 197,500   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 62,944    |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 134,556   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | HX HB     |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 84,556    |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 197,500   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 193,932   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B1327015   | CARPORT     | 945   | 03/01/2013 |
| B10394     | CARPORT     | 9,750 | 10/01/2002 |
| MH003336   | MH MOVE-ON  | 0     | 12/01/2000 |
| 007804     | CARPORT     | 4,158 | 12/01/2000 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2112/1539                     | 3/21/2017 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: CAMERON MARJORIE R   |           |              |        |        |           |               |  |
| GRANTEE: CAMERON TRACY A & T  |           |              |        |        |           |               |  |
| 0950/0991                     | 9/21/2000 | WD           | U      | I      |           | 45,000        |  |
| GRANTOR: HIGGINBOTHAM DAVID E |           |              |        |        |           |               |  |
| GRANTEE: CAMERON THOMAS & MA  |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W6 UCP=[YR=2002] N13 W34 UOP=[YR=2002] W16 S13 E16 N13\$ S13 E34\$ W58 S27 E36FOP=[YR=2009] S9 E13 N10 W13 S1 \$ N1 E13 S1 E15 N27\$ . |  |  |  |  |  |  |  |  |  |  |  |

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