

BLOCK 6 LOT 9
IN OR 2008/45
2014 CHAM DW/MH

TANNER CHRISTOPHER VAN
44080 OAKWOOD LN
CALLAHAN, FL 32011

2024

16-1N-25-2912-0006-0090



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 60
Interior Floo	11	CLAY TILE 40
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	1,860	100	1,860	151,163
DCK	96	15	14	1,138
DCK	152	15	23	1,869
TOTALS	2,108		1,897	154,169

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0801	ASPHALT A	0 100	0	0	704.00	SF	3.00	3.00
3	1241	WD DECK G	0 100	18	8	1.00	UT	11.50	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,897	144.4800	108.36	205,559	2014	2014	0	0	25.00	75.00
1 M/H 94+ - 100% - 2015											
Heated Area: 1860											
HX Base Yr 2015											
Diagram showing property layout with dimensions and area labels: 47, 12, 13, 31, 42, 18, 19, 31, 19, 12, DCK 2014, BAS 2014.											
44080 OAKWOOD LN, CALLAHAN											

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

TOTAL OB/XF									
3,492									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					154,169				
TOTAL MARKET OB/XF VALUE					3,492				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					207,661				
SOH/AGL Deduction					81,272				
ASSESSED VALUE					126,389				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					76,389				
TOTAL JUST VALUE					207,661				
NCON VALUE					9				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					207,035				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145567	CO ISSUED	0	06/20/2014
MH5567	MH MOVE-ON	0	05/01/2014
MH013456	MH MOVE-ON	0	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2008/0045	9/01/2015	QC	U	I	11	100	
GRANTOR: MANK CHRISTIE LYNNE F							
GRANTEE: TANNER CHRISTOPHER							
1933/1198	8/08/2014	QC	U	I	11	100	
GRANTOR: TANNER CHRISTOPHER &							
GRANTEE: TANNER CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W13 DCK=[YR=2014] N8 W12 S8 E12\$ W47 S31 E18 DCK=[YR=2014] S8 E19 N8 W19\$ E42 N31\$.									