

BLOCK 7 PT OF LOTS 14 & 15
IN OR 2518/948
R567588 & R567589

CROWDER SHANE A & SABRINA A
44375 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0142



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08

Quality	04 Quality Level 04		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

TOTALS	2,472		1,966	124,615
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0801	ASPHALT A	0	100	0	0			
2	0802	ASPHALT B	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,966	129.3600	90.55	178,021	1992	2012	0	0	0 30.00	70.00
1 M/H 93- - 100% - 2024 Heated Area: 1716 HX Base Yr 2024											
44375 WOODLAND CIR, CALLAHAN											
BLD DATE: 05/23/2023 MLU											
XF DATE: AG DATE:											
INC DATE:											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		124,615	
TOTAL MARKET OB/XF VALUE		2,827	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		177,442	
SOH/AGL Deduction		0	
ASSESSED VALUE		177,442	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		127,442	
TOTAL JUST VALUE		177,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,908	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94892	ADDITION	26,830	03/01/1994
9061	MH MOVE-ON	41,000	10/01/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/0948	11/12/2021	WD	Q	I	01	200,000	
GRANTOR: SHIFFLET CLAUDE E SR							
GRANTEE: CROWDER SHANE A & S							
0842/0472	7/23/1998	WD	Q	I		69,000	
GRANTOR: FRANKLIN BERNARD & SU							
GRANTEE: SHIFFLET CLAUDE E S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W45 USP=[YR=1993] N12 W21 S12 E21 \$ W21 S26 E28 UCP=[YR=1993] S24 E21 N24 W4 USP=[YR=2009] S6 W13 N6 E13 \$ S6 W13 N6 W4 \$ E38 N26 \$.											