

BLOCK 8 PT OF LOTS 1 & 2
IN OR 1724/698
2001 SHC DW/MH

DAVIS DENISE S
43138 PINWOOD COURT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0008-0012



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

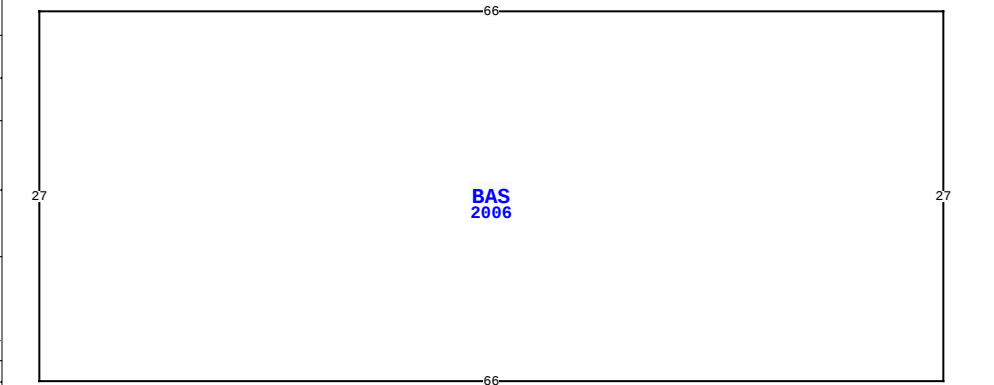
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	74,929
TOTALS	1,782		1,782	74,929

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0351	CARPORT MT	0 100	20	18	360.00	SF	3.00	3.00	100	2006	2006	3	27
3	0681	POLE SHED	0 100	24	20	480.00	SF	15.00	15.00	100	2003	2003	3	32

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80

REVIEW DATE 02/27/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,782	116.8000	87.60	156,103	2001	2001	0	0	52.00	48.00
1 M/H 94+ - 100% - 2012						Heated Area: 1782			HX Base Yr 2012		



43138 PINWOOD CT, CALLAHAN	BLD DATE 05/09/2007	DJ	LGL DATE	05/23/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF														
2,596														

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2,596														

Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		74,929	
TOTAL MARKET OB/XF VALUE		2,596	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		117,525	
SOH/AGL Deduction		50,269	
ASSESSED VALUE		67,256	
TOTAL EXEMPTION VALUE		42,256	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		117,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3739	MH MOVE-ON	0	03/01/2002
M5671	H/AC	0	02/01/2002
P5319	NEW CONSTR	0	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1724/0698	2/14/2011	QC	U	I	11	100	
GRANTOR: SKIPPER MILTON A							
GRANTEE: DAVIS DENISE S							
1382/1891	1/19/2006	WD	U	I	11	139,000	
GRANTOR: CANONICO DONNA M							
GRANTEE: SKIPPER MILTON A							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W66 S27 E66 N27\$.														

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