LOT 9
IN OR 1934/711
2001 OAKWOOD DW/MH

ROWELL DUSTIN S
11568 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2025

04-1N-25-276C-0009-0000

BUILDING CHARACTERISTICS

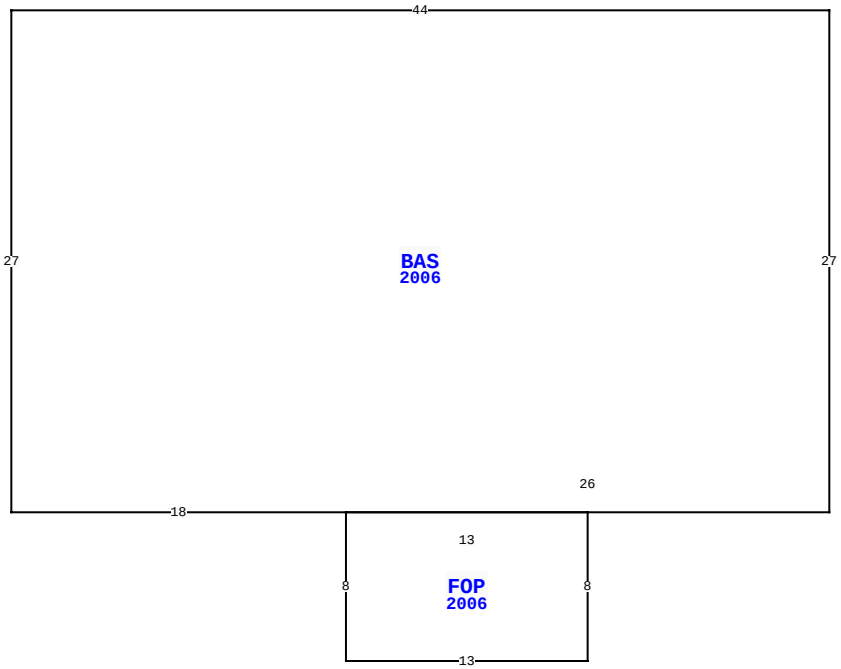
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2006	1,188	57,041
FOP	104	30	2006	31	1,489
TOTALS	1,292			1,219	58,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,219	122.8000	104.38	127,239	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



BLD DATE	01/24/2007 KEW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

44855 PINEBREEZE CIR, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	58,530
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	108,930
SOH/AGL Deduction	19,576
ASSESSED VALUE	89,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,354
TOTAL JUST VALUE	108,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3492	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/0711	8/20/2014	WD	Q	I	01	50,000
GRANTOR: MCMILLAN LARRY						
GRANTEE: ROWELL DUSTIN S						
1746/1113	7/08/2011	WD	U	I	11	37,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MCMILLIAN LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W44 S27 E18 FOP=[YR=2006] S8 E13 N8 W13 $ E26 N27 $.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS