

WORKMAN RICHARD G/HODGES POLLY WORKMAN
16374 WATERVILLE RD
JACKSONVILLE, FL 32226

04-1N-25-2800-0043-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD												
Exterior Wall	30	VINYL	100	0800	02	1,676	123.4000	104.89	175,796	1994	1999	0	0	0	58.00	42.00													
Roof Structure	03	GABLE/HIP	100	1 M/H 94+ - 0% - 0										Heated Area: 1620 HX Base Yr															
Roof Cover	12	MODULAR MT	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floor	14	CARPET	80																										
Interior Floor	07	CORK/VTILE	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		8029.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,620	100	1994	1,620	71,367																								
PTO	330	5	1994	16	705																								
UOP	162	25	1994	40	1,762																								
TOTALS		2,112			1,676	73,834																							
EXTRA FEATURES		44367 LEE DR, CALLAHAN																											
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													
1	0810	CONCRETE A	0	0	4	62		248.00	SF	6.50	1994	1994	3	66	1,064														
2	0681	POLE SHED	0	0	20	37		740.00	SF	15.00	1985	1985	3	20	2,220														
3	0752	USP	0	0	8	33		264.00	SF	15.00	1994	1994	3	20	792														
4	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00	1994	1994	3	74	1,480														
TOTAL OB/XF 5,556																													
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	0	0006	RM	225.00	292.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500												
REVIEW DATE 04/17/2020 BY KBA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS																													