PT OF LOT 1 (S-1)
IN OR 2329/733
HENDRICKS FARMS PB 6/103

PREBLE JENNIFER
44084 HENDRICKS TRL
CALLAHAN, FL 32011

2025

16-1N-25-0740-0001-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

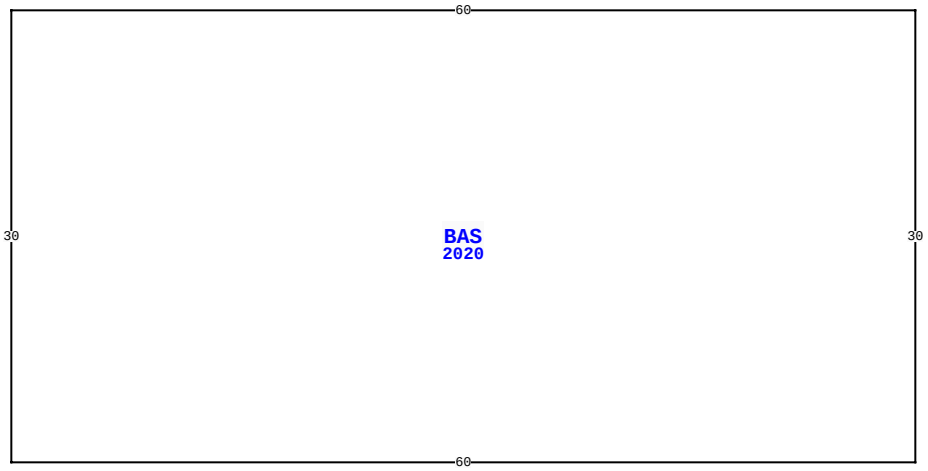
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2020	1,800	168,606
TOTALS	1,800			1,800	168,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.0000	98.60	177,480	2020	2020	0	0	0	5.00	95.00

3 M/H 94+ – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



44084 HENDRICKS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,606
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		214,956
SOH/AGL Deduction		62,771
ASSESSED VALUE		152,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,463
TOTAL JUST VALUE		214,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,952

MISC WD GARAGE = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001614	CO ISSUED	0	06/09/2020
20001614	MH MOVE-ON	0	02/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0733	12/30/2019	WD	U	I	11	100
GRANTOR: PREBLE JOHN HIGGS & S						
GRANTEE: PREBLE JENNIFER						
2049/0784	5/20/2016	SW	U	I	12	39,900
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: PREBLE JOHN HIGGS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E60 N30$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS