LOT 2
HENDRICKS FARMS PB 6/103

RODGERS ALAN LYNN
44182 HENDRICKS TRL
CALLAHAN, FL 32011

2025

16-1N-25-0740-0002-0000

BUILDING CHARACTERISTICS

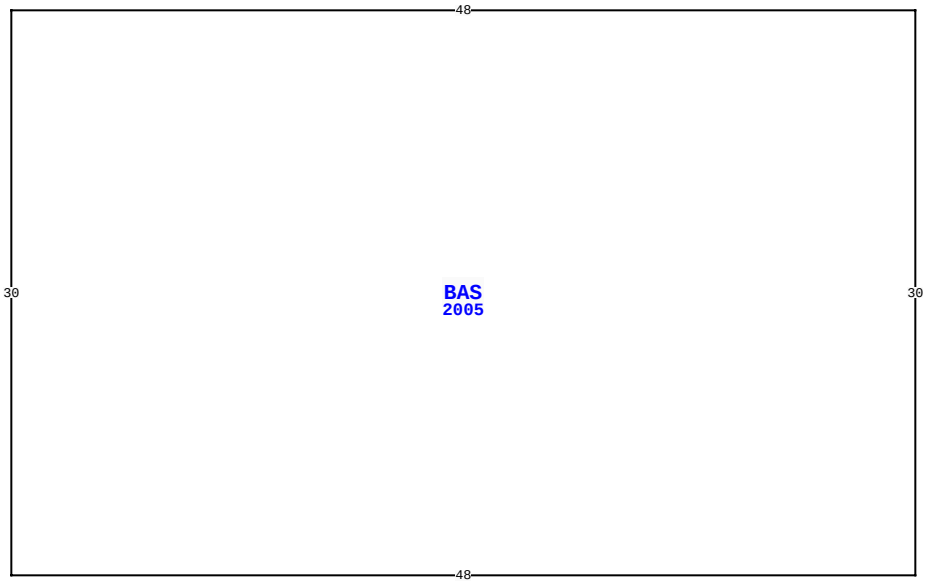
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,440	100	2005	1,440	78,414
TOTALS	1,440			1,440	78,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	123.2000	104.72	150,797	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2023 Heated Area: 1440 HX Base Yr 2023



44182 HENDRICKS TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,414
TOTAL MARKET OB/XF VALUE		277
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		123,691
SOH/AGL Deduction		16,095
ASSESSED VALUE		107,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,874
TOTAL JUST VALUE		123,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4526	MH MOVE-ON	0	01/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/28/2022	CN	U	I	37	46,800
GRANTOR: SATERNUS BARBARA J						
GRANTEE: RODGERS ALAN LYNN						
2149/1246	10/03/2017	QC	U	I	11	26,600
GRANTOR: THIERS WILLIAM P JR						
GRANTEE: THIERS WILLIAM P JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 S30 E48 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
1	0351	CARPORT MT	0	100	20	18	360.00	SF	3.50	3.50	100	2005	2005	3	22	277	

LAND DESCRIPTION

TOTAL OB/XF 277

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS