LOT 4
IN OR 912/1460
GAFLR05A22384CW &

HALL SHEREE L
44220 HENDRICKS TRAIL
CALLAHAN, FL 32011

2025

16-1N-25-0740-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

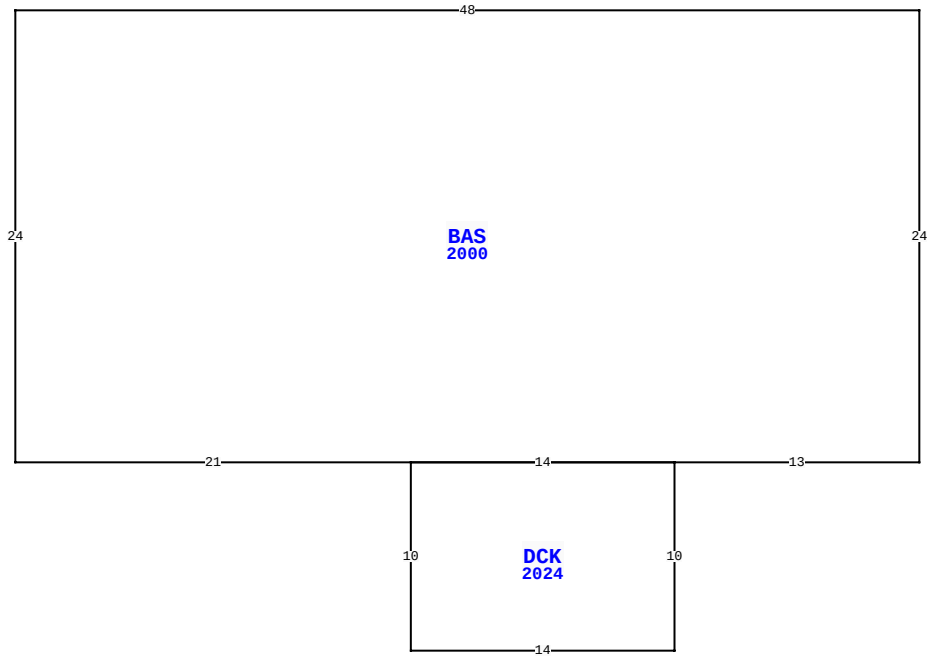
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,152	100	2000	1,152	34,546
DCK	140	15	2024	21	630
TOTALS	1,292			1,173	35,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,173	117.6000	99.96	117,253	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2001 Heated Area: 1152 HX Base Yr 2001



44220 HENDRICKS TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,176
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		80,176
SOH/AGL Deduction		43,386
ASSESSED VALUE		36,790
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,790
TOTAL JUST VALUE		80,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,038

1995 FLEETWOOD _ DW/MH/ID: GAFLR05(A/B)22384CW /

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992963	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0912/1460	12/22/1999	WD	Q	V		18,000
GRANTOR: HENDRICKS MARILYN D &						
GRANTEE: HALL SHEREE L						
0912/1459	12/22/1999	WD	U	V	07	100
GRANTOR: HENDRICKS MARILYN D E						
GRANTEE: HENDRICKS MARILYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W48 S24 E21 E14 E13 N24 $
DCK=[YR=2024;ORIG=-27,24] E14 S10 W14 N10 $
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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	1.00	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