LOT 6 2004 FTWD DW/MH
IN OR 1965/679
HENDRICKS FARMS PB 6/103

COATES VIRGINIA
44242 HENDRICKS TRL
CALLAHAN, FL 32011

2025

16-1N-25-0740-0006-0000

BUILDING CHARACTERISTICS

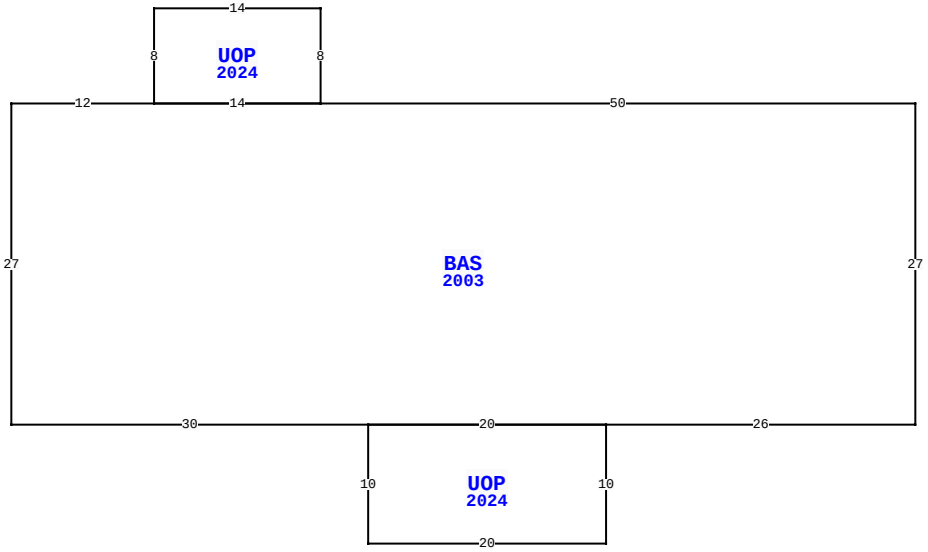
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,052	100	2003	2,052	107,443
UOP	112	25	2024	28	1,466
UOP	200	25	2024	50	2,618
TOTALS	2,364			2,130	111,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,130	123.2000	104.72	223,054	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2016 Heated Area: 2052 HX Base Yr 2016



44242 HENDRICKS TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,527
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		156,527
SOH/AGL Deduction		88,224
ASSESSED VALUE		68,303
TOTAL EXEMPTION VALUE	HX HB	43,303
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,342

2004 FTWD _ DW/MH VIN: GAFL335(A/B)88701AV21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4186	MH MOVE-ON	0	08/01/2003
M7391	H/AC	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/0679	2/17/2015	SW	U	I	12	36,000
GRANTOR: US BANK TRUST N A TRU						
GRANTEE: COATES VIRGINIA						
1914/1293	4/14/2014	WD	U	I	12	99,000
GRANTOR: JOHNSON LANIER						
GRANTEE: US BANK TRUST NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W50 W14 W12 S27 E30 E20 E26 N27 $
UOP=[YR=2024;ORIG=-46,27] E20 S10 W20 N10 $
UOP=[YR=2024;ORIG=-64,0] E14 N8 W14 S8 $
.

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