LOT 9
IN OR 2074/1062
HENDRICKS FARMS PB 6/103

SHOFF PAUL A & BARBARA
44121 HENDRICKS TRL
CALLAHAN, FL 32011

2025

16-1N-25-0740-0009-0000

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	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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

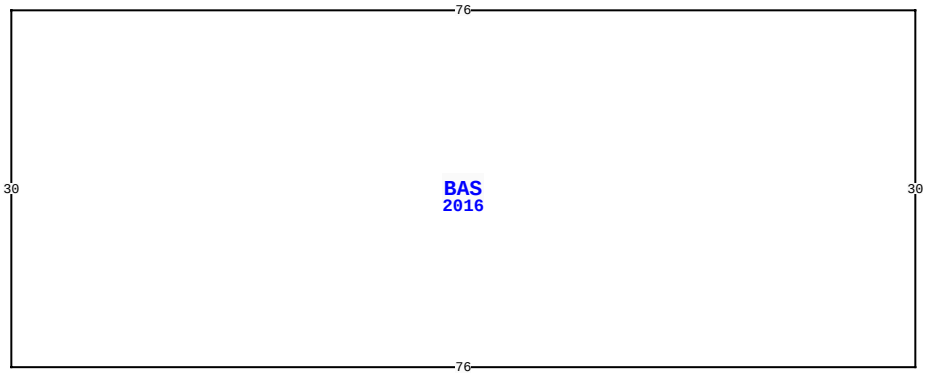
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2016	2,280	197,831
TOTALS	2,280			2,280	197,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	127.6000	108.46	247,289	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2017 Heated Area: 2280 HX Base Yr 2017



44121 HENDRICKS TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		197,831
TOTAL MARKET OB/XF VALUE		12,960
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		255,791
SOH/AGL Deduction		98,806
ASSESSED VALUE		156,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,263
TOTAL JUST VALUE		255,791
NCON VALUE		12,960
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000136	(12X36) SHED	27,730	01/04/2024
MH165766	CO ISSUED	0	08/18/2016
MH165766	MH MOVE-ON	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/1062	9/23/2016	WD	Q	V	01	30,000
GRANTOR: HENDRICKS STEPHEN M &						
GRANTEE: SHOFF PAUL A & BARB						
1689/0200	7/15/2010	QC	U	V	11	100
GRANTOR: HENDRICKS MARILYN D						
GRANTEE: HENDRICKS STEPHEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S30 E76 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	0940	SHEDS/PORT	0	100	36	12	432.00	SF	30.00	30.00	100	2024	2024		100	12,960	

LAND DESCRIPTION

TOTAL OB/XF 12,960

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 04/23/2024 BY TWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS