W1/2 OF LOT 34
IN OR 2771/363
WOODLANDS ESTATES UNIT 1

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY FLO
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

16-1N-25-2910-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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

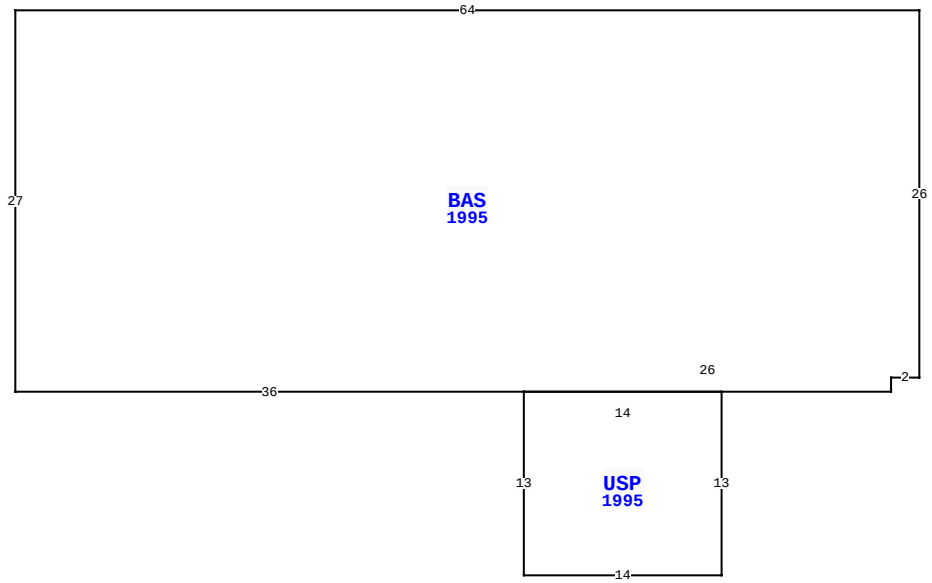
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	1995	1,726	51,200
USP	182	50	1995	91	2,699
TOTALS	1,908			1,817	53,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,817	123.6000	98.88	179,665	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1726 HX Base Yr 1998



43124 ICEHOLLOW TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1988	1988	3	20	96	
3	0510	GARAGE WD-	0	100	36	36	1,296.00	SF	43.75	43.75	100	2000	2000	3	27	15,309	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,900
TOTAL MARKET OB/XF VALUE		17,925
TOTAL LAND VALUE - MARKET		99,060
TOTAL MARKET VALUE		170,885
SOH/AGL Deduction		72,557
ASSESSED VALUE		98,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,606
TOTAL JUST VALUE		170,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9156	MH MOVE-ON	37,000	12/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/363	2/28/2025	WD	U	I	18	350,000
GRANTOR: ICENOGLE RANDY L & HE						
GRANTEE: BOARD OF COUNTY COM						
0801/1419	7/31/1997	WD	Q	I		76,900
GRANTOR: WALDRON GERALD K & DO						
GRANTEE: ICENOGLE RANDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E36 USP=[YR=1995] S13 E14 N13 W14$ E26 N1 E2 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 17,925

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		OR	0.00	0.00	5.08	AC		1.00	1.00	1.00	19,500.00	19,500.00	99,060							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 5.08 Total Land Value: 99,060 Market: 0 Agricultural: 0 Common: 99,060 PRINTED 07/30/2025 BY SYS