

BLOCK 3 LOT 8
IN OR 2530/365
ESMT OR 1271/1681

HARRISON THOMAS
P O BOX 50
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0080



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,782	100	1999	1,782	100,770
BAS	255	100	2004	255	14,420
FGR	540	55	2008	297	16,795
FOP	60	30	2004	18	1,018
UOP	228	25	1999	57	3,223

TOTALS	2,865			2,409	136,226
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	0	21	11	231.00	SF	30.00
3	0810	CONCRETE A	0	0	19	17	323.00	SF	6.50
4	0810	CONCRETE A	0	0	15	6	90.00	SF	6.50
5	0855	CONC PAVER	0	0	0	0	289.00	SF	10.00
6	1076	TRELLIS A	0	0	13	15	195.00	SF	7.50
7	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

REVIEW DATE	05/20/2024	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,409	123.2000	104.72	252,270	1999	2005	0	0	0	46.00
2 M/H 94+ - 0% - 2023											
Heated Area: 2037											
HX Base Yr											

44090 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0940	SHEDS/PORT	0	0	21	11	231.00	SF	30.00	30.00	100	2000	2000	3	20	1,386	
3	0810	CONCRETE A	0	0	19	17	323.00	SF	6.50	6.50	100	2000	2000	3	77	1,617	
4	0810	CONCRETE A	0	0	15	6	90.00	SF	6.50	6.50	100	2000	2000	3	77	450	
5	0855	CONC PAVER	0	0	0	0	289.00	SF	10.00	10.00	100	2004	2004	3	83	2,399	
6	1076	TRELLIS A	0	0	13	15	195.00	SF	7.50	7.50	100	2004	2004	3	32	468	
7	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20	5.20	100	2004	2004	3	83	3,436	

TOTAL OB/XF										12,591									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000		

Total Acres: 0.00	Total Land Value: 25,000	Market: 0	Agricultural: 0	Common: 25,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				136,226	
TOTAL MARKET OB/XF VALUE				12,591	
TOTAL LAND VALUE - MARKET				25,000	
TOTAL MARKET VALUE				173,817	
SOH/AGL Deduction				0	
ASSESSED VALUE				173,817	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				173,817	
TOTAL JUST VALUE				173,817	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				162,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996465	FOUNDATION	1,500	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0365	1/12/2022	WD	U	I	30	155,000
GRANTOR: HARRISON THOMAS & CAR						
GRANTEE: HARRISON THOMAS C						
0922/0681	3/02/2000	WD	U	I	07	100
GRANTOR: AUCHTER GEORGE & PATT						
GRANTEE: HARRISON CARRIE & T						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1999] W21 BAS=[YR=2004] N15 W17 FOP=[YR=2004] W4 S15 E4 N15\$ S15 E17 \$ W45 FGR=[YR=2008] W20 S27 E20 N27\$ S27 E27 UOP=[YR=1999] S12 E19 N12 W19\$ E39 N27\$.									