

BLOCK 3 LOT 12
IN OR 953/574
R407926 & R407927

JOINER MARGIE/JOINER DONALD R
44134 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	04	Quality Level 04
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	1,200	100	1993	1,200	39,031
DCK	108	15	2009	16	521
FOP	120	30	1993	36	1,171
USP	200	50	2009	100	3,253
TOTALS	1,628			1,352	43,975

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	14	11	154.00	SF	20.10	
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSTR
1	000100	C	RES	100	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,352	135.5200	108.42	146,584	1990	1995	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 0 Heated Area: 1200 HX Base Yr													
44134 WOODLAND CIR, CALLAHAN													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		43,975	
TOTAL MARKET OB/XF VALUE		1,323	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		95,298	
SOH/AGL Deduction		47,571	
ASSESSED VALUE		47,727	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		22,727	
TOTAL JUST VALUE		95,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		89,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8148	MH MOVE-ON	24,000	04/24/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0953/0574	10/11/2000	QC	Q	I	01	100
GRANTOR: JOINER MARGIE & GRANTEE: JOINER MARGIE & DON						
0594/0253	4/02/1990	WD	Q	V		17,500
GRANTOR: JOHNSON JAMES & BREN GRANTEE: JOINER MARGIE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 USP=[YR=2009] N10 W20 S4 DCK=[YR=2009] W18 S6 E18 N6 \$ S6 E20 \$ W39S25 E26 FOP=[YR=1993] S10 E12 N10 W12\$ E22 N25\$.									