

BLOCK 3 LOTS 14 & 15
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BARBER WILLIAM M
4465 HONEYTREE LN E
JACKSONVILLE, FL 32225

2025

16-1N-25-2912-0003-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 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	1,550	100	1993	1,550	65,074
FOP	144	30	2019	43	1,805
TOTALS	1,694			1,593	66,879

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

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	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,593	117.6000	99.96	159,236	1994	1999	0	0	58.00	42.00

1 M/H 94+ - 0% - 0

Heated Area: 1550

HX Base Yr

27

15

16

27

9

16

8

BAS
1993

FOP
2019

BID DATE

LCI DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					66,879				
TOTAL MARKET OB/XF VALUE					1,480				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					168,359				
SOH/AGL Deduction					1,824				
ASSESSED VALUE					166,535				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					166,535				
TOTAL JUST VALUE					168,359				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					163,341				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94339	MH MOVE-ON	33,000	01/01/1994
7538	MH MOVE-ON	5,460	10/28/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2756/932	12/13/2024	QC	U	I	11	100
GRANTOR: JOHNSON CAROLE L						
GRANTEE: BARBER WILLIAM M						
2502/0250	10/01/2021	PR	U	I	19	100
GRANTOR: JOHNSON CAROLE L P/R						
GRANTEE: JOHNSON CAROLE L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W58 S27 E15 FOP=[YR=2019] S8 E16 N9 W16 S1\$ N1 E16 S1 E27 N27\$.									