

BARR DAVID & KAREN
44266 WOODLAND CIR
CALLAHAN, FL 32011

16-1N-25-2912-0003-0250

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10006DIST 1D 100

QUALITY03Quality Level 03DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8005.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,67410019931,67433,212FOP15630199347932FOP206301993621,230UOP15625199339774

TOTALS2,1921,82236,148

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C00002,591.00SF4.004.00100198819883525,389

20820WOOD WALK0051260.00SF11.7511.7510019881988340282

30510GARAGE WD-002628728.00SF35.0035.00100198719873205,096

40350CARPORT WD001028280.00SF13.0013.0010019871987320728

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTAPNORM% COND0820021,822124.000099.20180,7421986198602070.0020.00

M/H 93- - 0% - 0Heated Area: 1674HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/23/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE36,148TOTAL MARKET OB/XF VALUE11,495TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE97,643SOH/AGL Deduction15,964ASSESSED VALUE81,679TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE81,679TOTAL JUST VALUE97,643NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE93,384

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE2124/02335/15/2017WDQI0150,000

GRANTOR: CAMERON TRACY AGRANTEE: BARR DAVID & KAREN0695/050312/29/1993WDQI63,000GRANTOR: PAYNE MICHAEL & CYNTHAGRANTEE: CAMERON TRACY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N13 W12 FOP=[YR=1993] W12 S13 E12 N13\$ S13 E12\$ W37 S28 E18 FOP=[YR=1993] S10 E20 N10 W7 N1 W6 S1 W7\$ E7 N1 E6 S1 E29 N28\$.

REVIEW DATE06/09/2020BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS