

BLOCK 3 LOT 34
IN OR 1873/594
2003 FTWD DWMN

HARRISON BONNIE J & DAVID J
44416 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,079	100	2003	2,079	118,465
TOTALS	2,079			2,079	118,465

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100
2	1242	WD DECK A	0	100	23	10	230.00	SF	10.00	10.00	100
3	1242	WD DECK A	0	100	0	0	207.00	SF	10.00	10.00	100
4	0751	UOP	0	100	10	16	160.00	SF	10.00	10.00	100
5	0810	CONCRETE A	0	100	2	58	116.00	SF	6.50	6.50	100
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,079	128.9200	109.58	227,817	2003	2004	0	0	0 48.00	52.00
1 M/H 94+ - 100% - 2014 Heated Area: 2079 HX Base Yr 2014											
BAS 2003											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										157,725	
TOTAL MARKET OB/XF VALUE										4,116	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										211,841	
SOH/AGL Deduction										75,864	
ASSESSED VALUE										135,977	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										85,255	
TOTAL JUST VALUE										211,841	
NCON VALUE										39,260	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										162,859	

44416 WOODLAND CIR, CALLAHAN											
BLD DATE				LGL DATE				05/23/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
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BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W77 S27 E77 N27\$.											

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