

BLOCK 4 LOT 11
R106914 & R106915
IN OR 937/1878

WATTERS GARY A & ANITA S
44726 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
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	1,344	100	1993	1,344	39,094
BAS	776	100	1996	776	22,572
FOP	180	30	1996	54	1,571
FOP	216	30	1996	65	1,891
TOTALS	2,516			2,239	65,128

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0	100	0	0			504.00
2	0940	SHEDS/PORT	0	100	20	10			200.00
3	0500	FP-PRE FAB	0	100	0	0			1.00
4	0940	SHEDS/PORT	0	100	14	10			140.00
5	0937	WELL	0	0	0	0			1.00
6	0936	SEPTC TANK	0	0	0	0			1.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	2,239	121.2000	96.96	217,093	1980	1987	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2006 Heated Area: 2120 HX Base Yr 2006													
44726 WOODLAND CIR, CALLAHAN													

TOTAL OB/XF													
17,464													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0680	POLE SHED	0	100	0	0			10.00	100	1984	1984	3
2	0940	SHEDS/PORT	0	100	20	10			30.00	100	1992	1992	3
3	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1995	1995	3
4	0940	SHEDS/PORT	0	100	14	10			21.30	100	1998	1998	3
5	0937	WELL	0	0	0	0			6,000.00	100	1996	1996	3
6	0936	SEPTC TANK	0	0	0	0			6,000.00	100	1996	1996	3

TOTAL OB/XF													
17,464													
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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		65,128	
TOTAL MARKET OB/XF VALUE		17,464	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		132,592	
SOH/AGL Deduction		63,694	
ASSESSED VALUE		68,898	
TOTAL EXEMPTION VALUE		33,915	
BASE TAXABLE VALUE		34,983	
TOTAL JUST VALUE		132,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961504	MH MOVE-ON	0	09/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0937/1878	6/26/2000	WD	U	I	
GRANTOR: TIPTON JIMMY F & CHRI					
GRANTEE: WATTERS GARY A & AN					
0316/0062	6/01/1980	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W14 N4 W24 S4 FOP=[YR=1996] W18 S12 E18 N12\$ S12 W18 S4 BAS=[YR=1993] S24 E27 FOP=[YR=1996] S10 E18 N10 W18\$ E29 N24 W56\$ E56 N16\$.									