BLOCK 4 LOT 15
IN OR 1586/112
1991 MERI DW/MH

SHOUSE DONNA P & MICHAEL W
44672 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

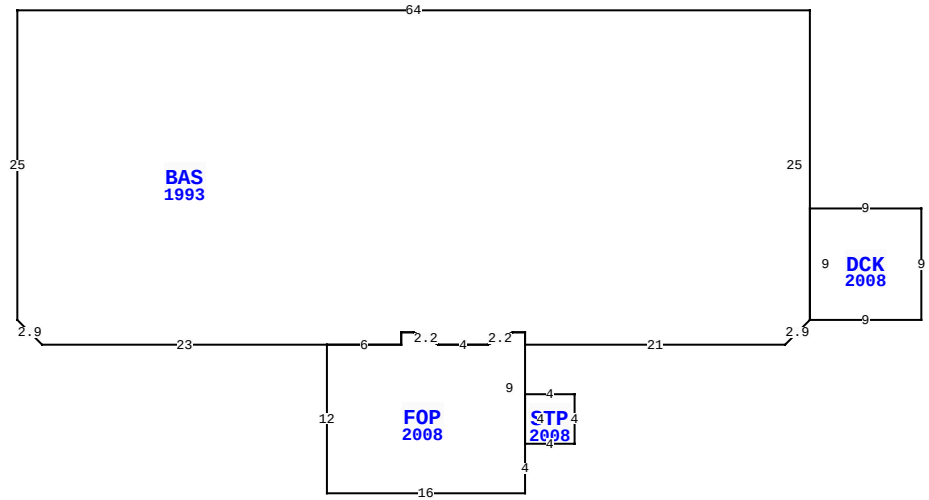
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,720	100	1993	1,720	48,380
DCK	81	15	2008	12	338
FOP	196	30	2008	59	1,660
STP	16	10	2008	2	56
TOTALS	2,013			1,793	50,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,793	117.2000	93.76	168,112	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1720 HX Base Yr



44672 WOODLAND CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,434
TOTAL MARKET OB/XF VALUE		9,389
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		109,823
SOH/AGL Deduction		51,806
ASSESSED VALUE		58,017
TOTAL EXEMPTION VALUE	HX HB	33,017
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8217	MH MOVE-ON	35,550	06/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1586/0112	9/22/2008	QC	Q	I	01	100
GRANTOR: PARKER DONNA M						
GRANTEE: SHOUSE DONNA P & MI						
0579/0311	9/15/1989	WD	Q	V		17,500
GRANTOR: CASTLEMAN KEITH A						
GRANTEE: PARKER BILLY & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S25 R2 D2 E23 FOP=[YR=2008] S12 E16 N4 STP=[YR=2008] E4 N4 W4 S4$ N9 W1 L2 D1 W4 U1 L2 W1 S1 W6$ E6 N1 E1 R2 D1 E4 U1 R2 E1 S1 E21 R2 U2 DCK=[YR=2008] E9 N9 W9 S9$ N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800	
2	0810	CONCRETE A	0	100	0	0	265.00	SF	6.50	6.50	100	1990	1990	3	57	982	
3	0811	CONCRETE B	0	100	0	0	1,135.00	SF	5.20	5.20	100	2015	2015	3	95	5,607	

LAND DESCRIPTION

TOTAL OB/XF 9,389

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS