BLOCK 5 LOT 24
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PRICE DAVID KEITH/JONES DEANNA PRICE ET AL
9902 KING CROSSING DRIVE
JACKSONVILLE, FL 32219

2025

16-1N-25-2912-0005-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

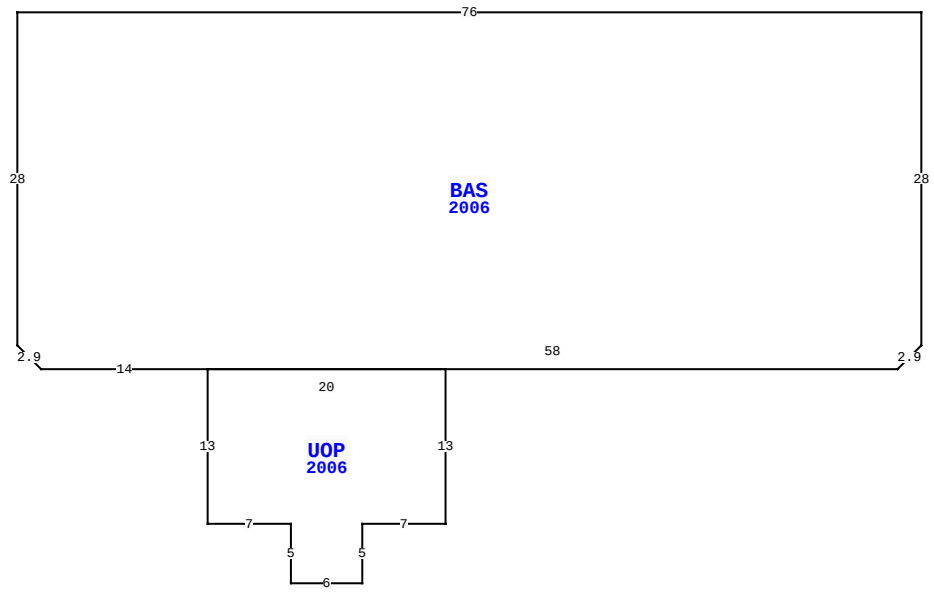
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2006	2,276	188,161
UOP	290	25	2006	72	5,953
TOTALS	2,566			2,348	194,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,348	147.3600	125.26	294,110	2006	2011	0	0	0	34.00	66.00

2 M/H 94+ – 0% - 2025 Heated Area: 2276 HX Base Yr



44689 WOODLAND CIR, CALLAHAN

BLD DATE	05/08/2007 DJ	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	194,113
TOTAL MARKET OB/XF VALUE	141
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	244,254
SOH/AGL Deduction	0
ASSESSED VALUE	244,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,254
TOTAL JUST VALUE	244,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11229	MECH OTHER	0	03/01/2006
E16801	ELEC OTHER	0	02/01/2006
P10760	OTHER	0	02/01/2006
CMH4736	CO ISSUED	0	01/01/2006
MH4736	MH MOVE-ON	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1797	12/24/2024	FJ	U	I	11	0
GRANTOR: PRICE DOLORES EST						
GRANTEE: PRICE DAVID KEITH						
2758/1084	12/13/2024	FJ	U	I	11	0
GRANTOR: PRICE DOLORES EST						
GRANTEE: PRICE DAVID KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S28 R2 D2 E14 UOP=[YR=2006] S13 E7 S5 E6 N5 E7 N13 W20$ E58 U2 R2 N28$.

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	0820	WOOD WALK	0	0	5	6	30.00	SF	11.75	11.75	100	2010	2010	3	40	141	

LAND DESCRIPTION

TOTAL OB/XF 141

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS