BLOCK 6 LOT 1
IN OR 1354/432
R235813 & R235814

MARSH CHERYL
44039 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
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

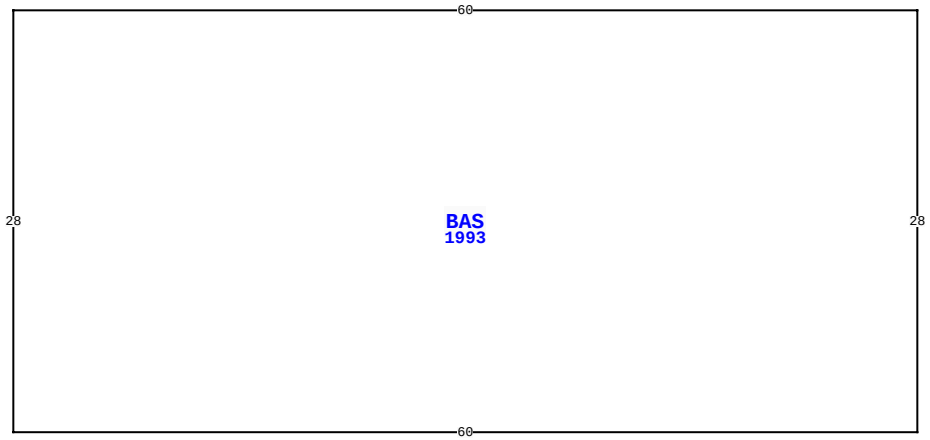
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	54,644
TOTALS	1,680			1,680	54,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	135.5200	108.42	182,146	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1680 HX Base Yr 2006



44039 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		54,644
TOTAL MARKET OB/XF VALUE		8,597
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		113,241
SOH/AGL Deduction		54,525
ASSESSED VALUE		58,716
TOTAL EXEMPTION VALUE	HX HB	33,716
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/0432	9/30/2005	WD	Q	I		130,000
GRANTOR: HALL TONI MARIE						
GRANTEE: MARSH CHERYL						
0540/0398	3/07/1988	QC	Q	I	01	100
GRANTOR: HALL MICHAEL C						
GRANTEE: HALL TONI MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1998	1998	3	20	640	
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	28.00	28.00	100	2002	2002	3	29	2,598	
4	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	1998	1998	3	73	3,399	

LAND DESCRIPTION

TOTAL OB/XF 8,597

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