BLOCK 6 LOT 8
IN OR 845/652 & OR 1749/568
2014 CHAMPION DW/MH

TANNER THOMASA
44108 OAKWOOD LN
CALLAHAN, FL 32011

2025

16-1N-25-2912-0006-0080

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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	08	SHT VINYL 40
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	05	Quality Level 05

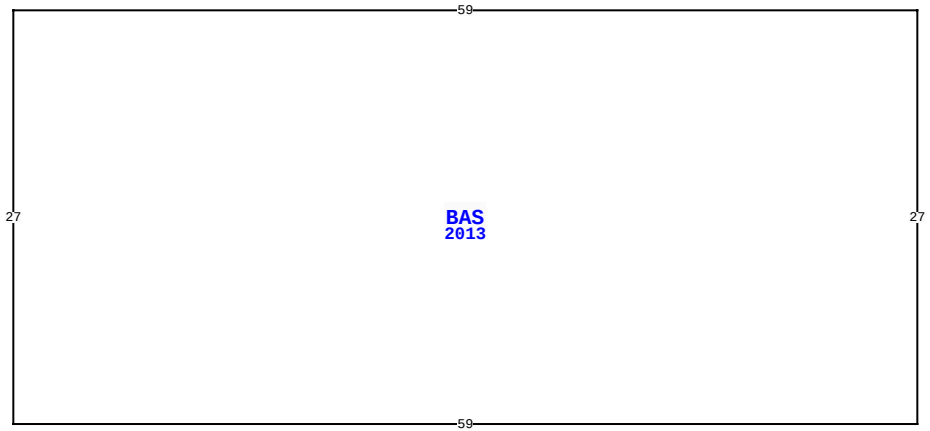
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	2013	1,593	140,388
TOTALS	1,593			1,593	140,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,593	144.0000	122.40	194,983	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2015 Heated Area: 1593 HX Base Yr 2015



44108 OAKWOOD LN, 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		140,388
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		190,388
SOH/AGL Deduction		78,411
ASSESSED VALUE		111,977
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,255
TOTAL JUST VALUE		190,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135488	CO ISSUED	0	08/15/2013
MH135488	MH MOVE-ON	0	07/01/2013
MH003137	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1749/0568	8/01/2011	QC	U	I	11	100
GRANTOR: ESTATE OF WILLIAM E T						
GRANTEE: TANNE THOMASA						
0845/0652	8/18/1998	TX	Q	V	04	4,500
GRANTOR: CLERK OF COURT						
GRANTEE: TANNER WM E & THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W59 S27 E59 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		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