BLOCK 6 LOT 9
IN OR 2008/45
2014 CHAM DW/MH

TANNER CHRISTOPHER VAN
83158 ST MARK DRIVE
YULEE, FL 32097

2025

16-1N-25-2912-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

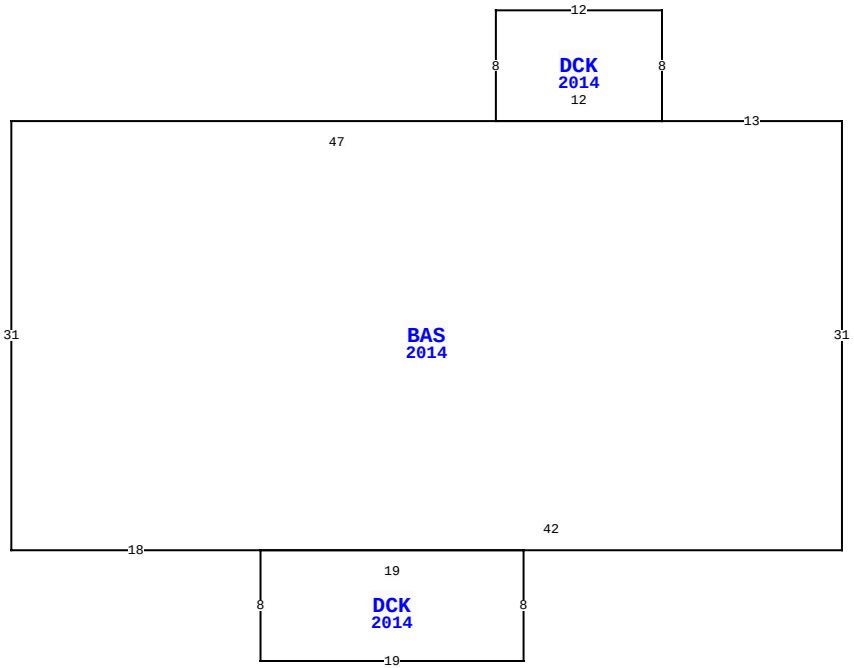
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2014	1,860	164,467
DCK	96	15	2014	14	1,238
DCK	152	15	2014	23	2,034
TOTALS	2,108			1,897	167,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,897	144.4800	122.81	232,971	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 2025 Heated Area: 1860 HX Base Yr



44080 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	167,739
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	221,189
SOH/AGL Deduction	0
ASSESSED VALUE	221,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,189
TOTAL JUST VALUE	221,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145567	CO ISSUED	0	06/20/2014
MH5567	MH MOVE-ON	0	05/01/2014
MH013456	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/0045	9/01/2015	QC	U	I	11	100
GRANTOR: MANK CHRISTIE LYNNE F						
GRANTEE: TANNER CHRISTOPHER						
1933/1198	8/08/2014	QC	U	I	11	100
GRANTOR: TANNER CHRISTOPHER &						
GRANTEE: TANNER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 DCK=[YR=2014] N8 W12 S8 E12$ W47 S31 E18
DCK=[YR=2014] S8 E19 N8 W19$ E42 N31$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0801	ASPHALT A	0	0	0	0	704.00	SF	3.00	3.00	100	2014	2014	3	72	1,521	
3	1241	WD DECK G	0	0	18	8	1.00	UT	11.50	11.50	100	2024	2016		78	9	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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 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