BLOCK 7 LOT 4
IN OR 2013/104
R672717 & R672718

BOWEN STEVEN & TIFFANY
44099 OAKWOOD LN
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0040

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

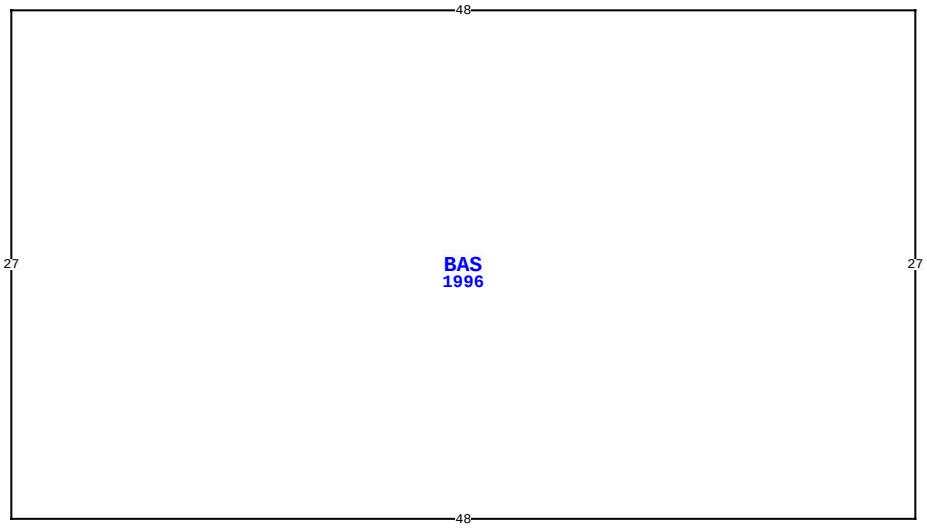
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1996	1,296	38,864
TOTALS	1,296			1,296	38,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.6000	99.96	129,548	1996	1996	0	0	0	70.00	30.00

2 M/H 94+ – 100% - 2016 Heated Area: 1296 HX Base Yr 2016



44099 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		38,864
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		88,864
SOH/AGL Deduction		28,661
ASSESSED VALUE		60,203
TOTAL EXEMPTION VALUE	HX HB	35,203
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		88,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3801	H/AC	1,800	06/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/0104	11/05/2015	WD	Q	I	01	65,000
GRANTOR: THOMPSON DEBRA						
GRANTEE: BOWEN STEVEN & TIFF						
1747/1473	7/11/2011	WD	U	I	11	39,000
GRANTOR: CITIFINANCIAL INC						
GRANTEE: THOMPSON DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S27 E48 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	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 05/04/2022 BY HSA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS