BLOCK 7 LOT 16
1983 BEACH SW/MH
WOODLAND ESTATES UNIT 2

COFFELT JUDITH E/COFFELT RANDY
44419 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0160

BUILDING CHARACTERISTICS

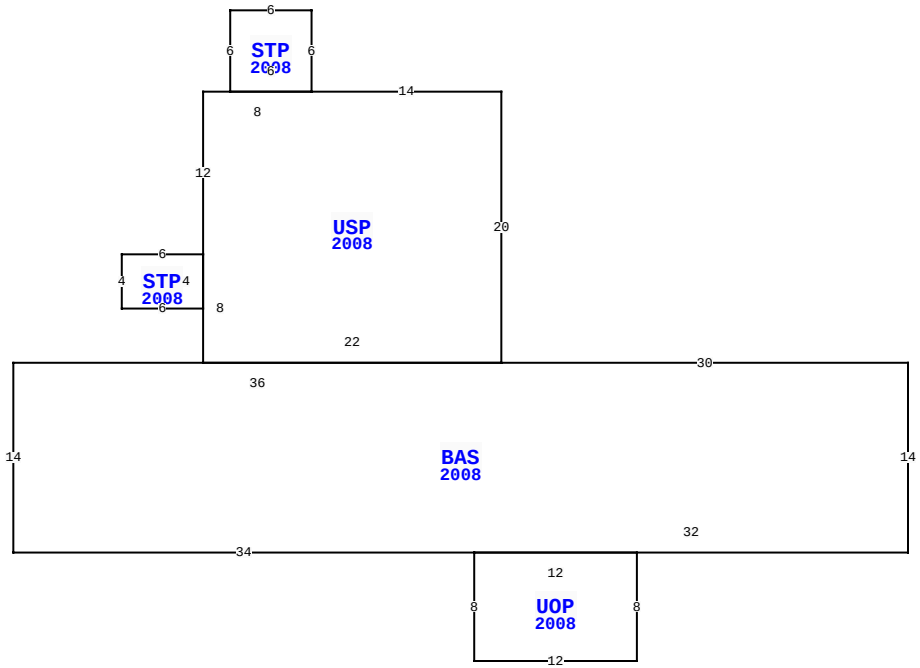
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	924	100	2008	924	27,321
STP	24	10	2008	2	59
STP	36	10	2008	4	118
UOP	96	25	2008	24	710
USP	440	50	2008	220	6,505
TOTALS	1,520			1,174	34,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,174	123.2000	98.56	115,709	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 924 HX Base Yr 2022



44419 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		34,713
TOTAL MARKET OB/XF VALUE		643
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		85,356
SOH/AGL Deduction		51,248
ASSESSED VALUE		34,108
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,108
TOTAL JUST VALUE		85,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6998	MH MOVE-ON	11,500	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1295	12/28/2021	WD	U	I	11	100
GRANTOR: COFFELT JUDITH E						
GRANTEE: COFFELT RANDY P & J						
2332/0752	1/14/2020	WD	U	I	11	100
GRANTOR: ERRICO SAMUEL						
GRANTEE: COFFELT JUDITH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 USP=[YR=2008] N20 W14 STP=[YR=2008] N6 W6 S6 E6$ W8 S12 STP=[YR=2008] W6 S4 E6 N4$ S8 E22$ W36 S14 E34 UOP=[YR=2008] S8 E12 N8 W12$ E32 N14$.

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	0940	SHEDS/PORT	0	100	8	20	160.00	SF	20.10	20.10	100	1985	1985	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 643

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