LOT 9
IN OR 1934/711
2001 OAKWOOD DW/MH

ROWELL DUSTIN S
11568 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

**2026**

**04-1N-25-276C-0009-0000**

## BUILDING CHARACTERISTICS

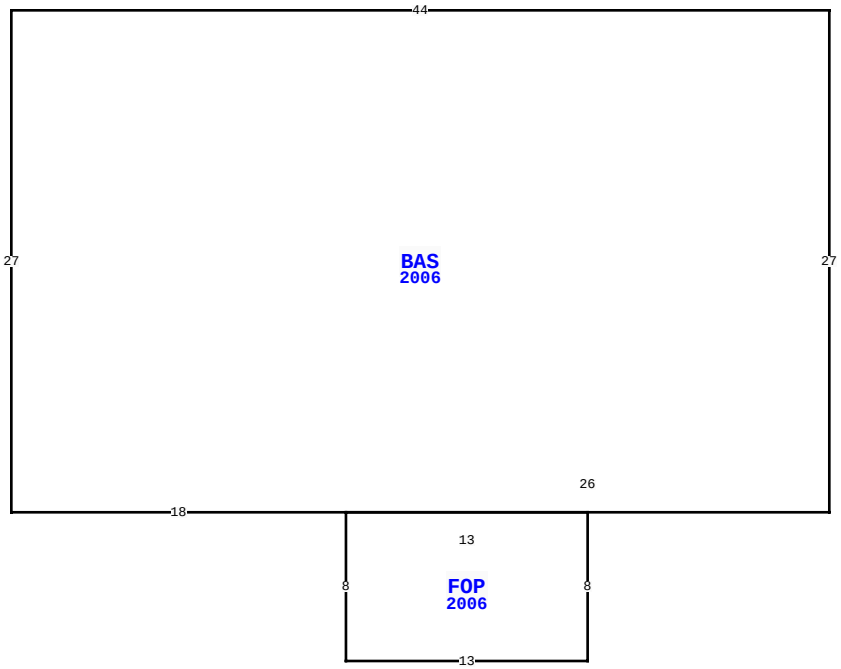
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 8006.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,188 | 100 | 2006 | 1,188 | 57,771 |
| FOP | 104 | 30 | 2006 | 31 | 1,507 |
| TOTALS | 1,292 | | | 1,219 | 59,279 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,219 | 122.8000 | 110.52 | 134,724 | 2001 | 2001 | 0 | 0 | 0 | 56.00 | 44.00 |

1 M/H 94+ 0% - 0 Heated Area: 1188 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 01/24/2007 KEW | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

44855 PINEBREEZE CIR, CALLAHAN

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 59,279 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 56,000 |
| TOTAL MARKET VALUE | 115,279 |
| SOH/AGL Deduction | 16,990 |
| ASSESSED VALUE | 98,289 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 98,289 |
| TOTAL JUST VALUE | 115,279 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 108,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH3492 | MH MOVE-ON | 0 | 05/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1934/0711 | 8/20/2014 | WD | Q | I | 01 | 50,000 |
| GRANTOR: MCMILLAN LARRY | | | | | | |
| GRANTEE: ROWELL DUSTIN S | | | | | | |
| 1746/1113 | 7/08/2011 | WD | U | I | 11 | 37,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: MCMILLIAN LARRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W44 S27 E18 FOP=[YR=2006] S8 E13 N8 W13 $ E26 N27 $.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | OR | 0.00 | 0.00 | 1.12 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 56,000 | | | | | | | |

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.12 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 07/09/2026 BY SYS