LOT 5
IN OR 883/313
R787934 & R787935

ADAMS CHARLES S & BARBARA A/
44240 HENDRICKS TRAIL
CALLAHAN, FL 32011

2026

16-1N-25-0740-0005-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

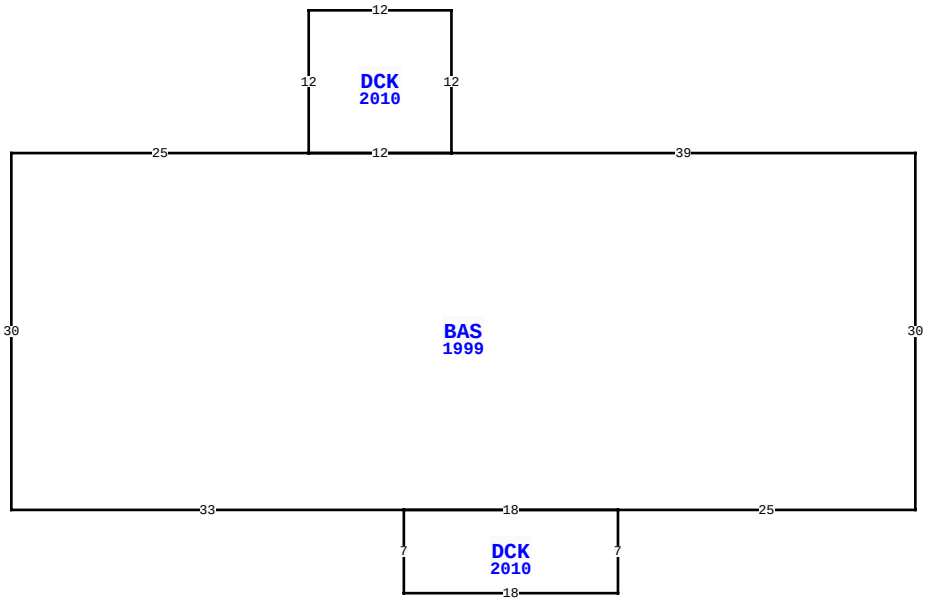
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1999	2,280	139,046
DCK	126	15	2010	19	1,159
DCK	144	15	2010	22	1,342
TOTALS	2,550			2,321	141,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,321	135.5200	121.97	283,092	1999	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2000 Heated Area: 2280 HX Base Yr 2000



44240 HENDRICKS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		141,546
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		192,046
SOH/AGL Deduction		115,782
ASSESSED VALUE		76,264
TOTAL EXEMPTION VALUE	HX HB	51,264
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		192,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23051	REPAIR/RRF	1,000	11/01/2009
B23071	XFOB	7,271	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0883/0313	5/14/1999	WD	Q	V		20,000

GRANTOR: HENDRICKS MARILYN D &
GRANTEE: ADAMS CHARLES S & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W39 W12 W25 S30 E33 E18 E25 N30 $
DCK=[YR=2010;ORIG=-39,0] N12 W12 S12 E12 $
DCK=[YR=2010;ORIG=-43,30] S7 E18 N7 W18 $
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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	100	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,500							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 1.01 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/09/2026 BY SYS