

BLOCK 3 LOT 5 & N1/2 OF LOT 4
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B & 48

BAKER TRISTAN JAMES/DAVIS TAYLOR
44060 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,728	100	2009	1,728	155,868
TOTALS	1,728			1,728	155,868

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,728	139.2000	125.28	216,484	1999	2015	0	0	0 28.00	72.00	
2 M/H 94+			100% - 2023			Heated Area: 1728			HX Base Yr			
BAS 2009												

BLD DATE		LGL DATE	05/23/2023	MLU
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

TOTAL OB/XF												2,835	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
06 OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		155,868	
TOTAL MARKET OB/XF VALUE		2,835	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		208,703	
SOH/AGL Deduction		239	
ASSESSED VALUE		208,464	
TOTAL EXEMPTION VALUE		13	208,464
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		208,703	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992658	MH MOVE-ON	0	01/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0116	10/20/2022	WD	Q	I	01	286,500
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: BAKER TRISTAN JAMES						
2472/0351	6/10/2021	CT	U	I	18	105,300
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2009] W64 S27 E64 N27\$.																