BLOCK 3 LOT 8
IN OR 2530/365
ESMT OR 1271/1681

HARRISON THOMAS
P O BOX 50
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

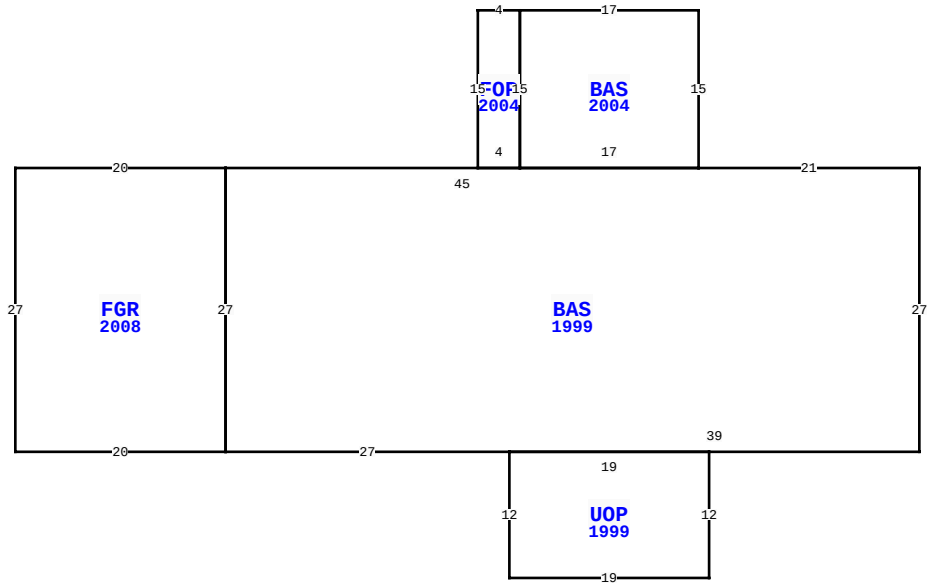
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,782	100	1999	1,782	79,035
BAS	255	100	2004	255	11,310
FGR	540	55	2008	297	13,172
FOP	60	30	2004	18	798
UOP	228	25	1999	57	2,528
TOTALS	2,865			2,409	106,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,409	123.2000	110.88	267,110	1999	1999	0	0	0	60.00	40.00

2 M/H 94+ 0% - 2023 Heated Area: 2037 HX Base Yr



44090 WOODLAND CIR, 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	106,844
TOTAL MARKET OB/XF VALUE	5,429
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	137,273
SOH/AGL Deduction	0
ASSESSED VALUE	137,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,273
TOTAL JUST VALUE	137,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996465	FOUNDATION	1,500	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0365	1/12/2022	WD	U	I	30	155,000
GRANTOR: HARRISON THOMAS & CAR						
GRANTEE: HARRISON THOMAS C						
0922/0681	3/02/2000	WD	U	I	07	100
GRANTOR: AUCHTER GEORGE & PATT						
GRANTEE: HARRISON CARRIE & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 BAS=[YR=2004] N15 W17 FOP=[YR=2004] W4 S15 E4 N15$ S15 E17 $ W45 FGR=[YR=2008] W20 S27 E20 N27$ S27 E27 UOP=[YR=1999] S12 E19 N12 W19$ E39 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
2	0940	SHEDS/PORT	0	0	21	11	231.00	SF	30.00	30.00	100	2000	2000	3	20	1,386	
6	1076	TRELLIS A	0	0	13	15	195.00	SF	7.50	7.50	100	2004	2004	3	85	1,243	

LAND DESCRIPTION

TOTAL OB/XF 5,429

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/09/2026 BY SYS