

BLOCK 3 LOT 34
IN OR 1873/594
2003 FTWD DWMN

HARRISON BONNIE J & DAVID J
44416 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	04	Quality Level 04
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	2,079	100	2003	2,079	115,788
TOTALS	2,079			2,079	115,788

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100
2	1242	WD DECK A	0	100	23	10	230.00	SF	10.00	10.00	100
3	1242	WD DECK A	0	100	0	0	207.00	SF	10.00	10.00	100
4	0751	UOP	0	100	10	16	160.00	SF	10.00	10.00	100
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,079	128.9200	116.03	241,226	2003	2003	0	0	52.00	48.00
1 M/H 94+		100% - 2014		Heated Area: 2079						HX Base Yr 2014	
BAS 2003											

44416 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,363											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										157,176	
TOTAL MARKET OB/XF VALUE										3,363	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										210,539	
SOH/AGL Deduction										70,891	
ASSESSED VALUE										139,648	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										88,237	
TOTAL JUST VALUE										210,539	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										211,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007820	6500-1830T	117,467	07/02/2024
P6817	NEW CONSTR	0	06/01/2003
MH	MH MOVE-ON	0	06/01/2003
M7171	H/AC	0	06/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1873/0594	6/28/2013	WD	Q	I	01	100,000	
GRANTOR: BLANTON JOSHUA & STEF							
GRANTEE: HARRISON BONNIE J &							
1726/0031	2/22/2011	WD	U	I	11	91,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: BLANTON JOSHUA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W77 S27 E77 N27\$.											

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