LYING IN SE1/4 OF SW1/4
IN OR 1814/1308

SIMMONS DERREL L & CLAUDIA M
45206 WORDLAW CIRCLE
CALLAHAN, FL 32011

2026

19-2N-25-0000-0033-0230

NASSAU COUNTY PROPERTY

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 60
Interior Floo	08	SHT VINYL 40
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	04	Quality Level 04

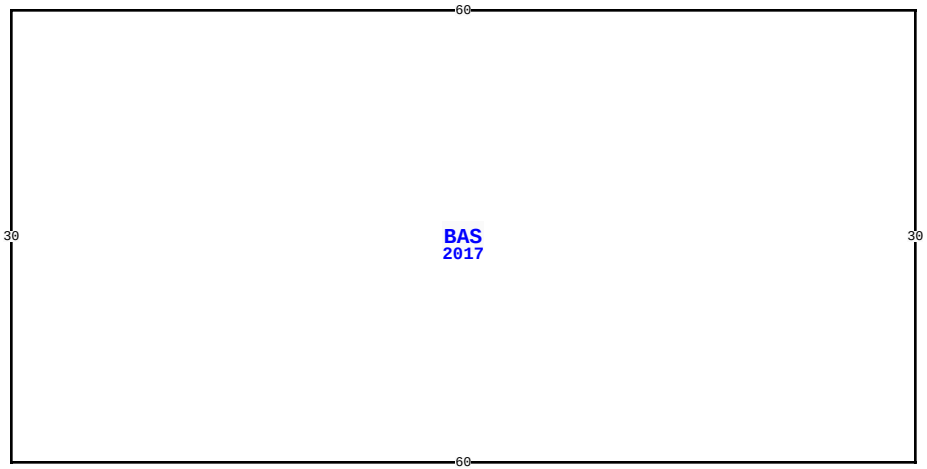
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2017	1,800	136,905
TOTALS	1,800			1,800	136,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.0400	115.24	207,432	2012	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 2019 Heated Area: 1800 HX Base Yr 2019



45206 WORDLAW CIR, 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		136,905
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		186,905
SOH/AGL Deduction		70,545
ASSESSED VALUE		116,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,949
TOTAL JUST VALUE		186,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,208

MIS STRG = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125444	CO ISSUED	0	11/13/2012
P1216182	NEW CONSTR	0	10/01/2012
MH125444	MH MOVE-ON	0	10/01/2012
M1217700	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0338	1/02/2020	PR	U	I	19	100
GRANTOR: KIBLER GWENDOLYN P/R						
GRANTEE: KIBLER GWENDOLYN ET						
1814/1308	8/16/2012	WD	U	I	30	100
GRANTOR: SIMMONS IDELIA						
GRANTEE: SIMMONS DERREL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S30 E60 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS