LOT 32 (EX OR 2345/1399)
RATLIFF ACRES UNR
IN OR 2372/1846

BRADLEY MICHAEL D & HEATHER L
43151 WOODLAND LANE
CALLAHAN, FL 32011

2023

16-1N-25-2900-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

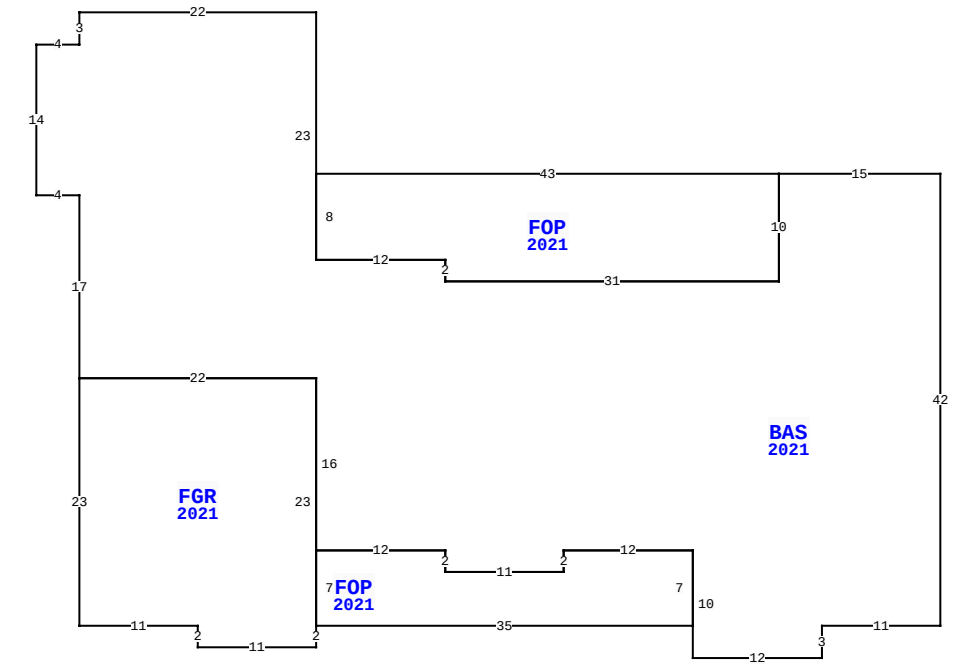
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,647	100	2,647	330,981
FGR	528	55	290	36,262
FOP	223	30	67	8,378
FOP	406	30	122	15,255
TOTALS	3,804		3,126	390,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,126	105.2940	125.04	390,875	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2647 HX Base Yr 2022



43151 WOODLAND LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		390,875
TOTAL MARKET OB/XF VALUE		14,036
TOTAL LAND VALUE - MARKET		82,250
TOTAL MARKET VALUE		487,161
SOH/AGL Deduction		90,416
ASSESSED VALUE		396,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,745
TOTAL JUST VALUE		487,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012769	GARAGE	24,176	08/19/2022
21005109	CO ISSUED	0	12/03/2021
21005109	NEW CONSTR	381,567	04/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1846	7/01/2020	WD	Q	V	01	61,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: BRADLEY MICHAEL D &						
2295/0049	7/26/2019	WD	Q	I	01	100,000
GRANTOR: DAVIDSON HOWARD A JR						
GRANTEE: G&H LAND AND TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W43 S8 E12 S2 E31 N10$ S10 W31 N2 W12 N23 W22 S3 W4 S14 E4 S17 FGR=[YR=2021] S23 E11 S2 E11 N2 FOP=[YR=2021] E35 N7 W12 S2 W11 N2 W12 S7$ N23 W22$ E22 S16 E12 S2 E11 N2 E12 S10 E12 N3 E11 N42$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
2	0812	CONCRETE C	0	100	0	0	2,634.00	SF	4.00	4.00	100	2021	2021	3	100	10,536	

LAND DESCRIPTION

TOTAL OB/XF 14,036

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							

REVIEW DATE 01/09/2023 BY KW Total Acres: 2.35 Total Land Value: 82,250 Market: 0 Agricultural: 0 Common: 82,250 PRINTED 08/02/2023 BY SYS