



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 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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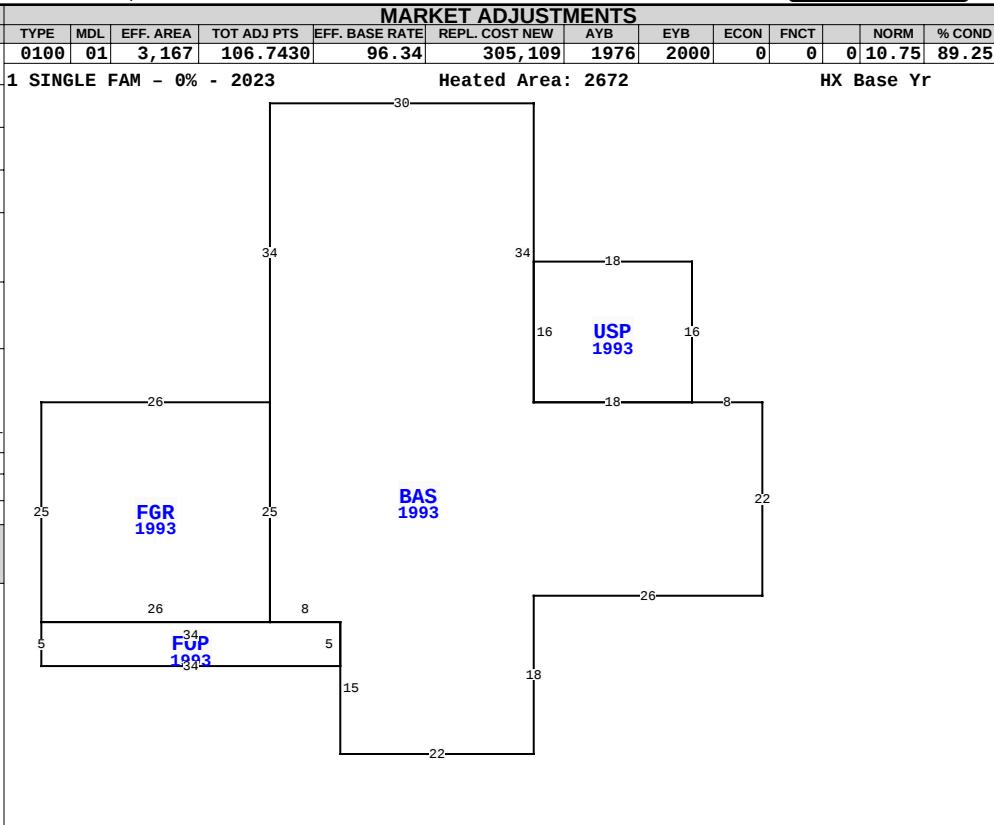
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,672	100	2,672	229,747
FGR	650	55	358	30,782
FOP	170	30	51	4,385
USP	288	30	86	7,394

TOTALS	3,780		3,167	272,310
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	704.00	SF	5.20
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00
7	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20
12	0510	GARAGE WD-	0	0	18	25	450.00	SF	35.00
13	0351	CARPORT MT	0	0	0	0	650.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	10.00

REVIEW DATE	01/09/2023	BY	KW
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43047 WOODLAND LN, CALLAHAN

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

TOTAL OB/XF										32,234		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
06	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	1

Total Acres: 10.00	Total Land Value: 160,000	Market: 0	Agricultural: 0	Common: 160,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	426,010								
TOTAL MARKET OB/XF VALUE	32,234								
TOTAL LAND VALUE - MARKET	160,000								
TOTAL MARKET VALUE	618,244								
SOH/AGL Deduction	0								
ASSESSED VALUE	618,244								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	618,244								
TOTAL JUST VALUE	618,244								
NCON VALUE	25,340								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	495,340								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014359	GARAGE	36,264	09/21/2022
C5403	CO ISSUED	0	04/12/2012
M16990	H/AC	0	03/01/2012
P15809	NEW CONSTR	0	03/01/2012
MH982119	MH MOVE-ON	0	03/01/1998
8692	MH MOVE-ON	16,000	09/27/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/0255	7/14/2022	QC	U	I	11		100
GRANTOR: JACKSON COLIE JR							
GRANTEE: CLAXTON RODNEY JR							
1612/0607	12/22/2006	QC	U	I	01		158,571
GRANTOR: JACKSON PRISCILLA &							
GRANTEE: JACKSON COLIE JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 USP=[YR=1993] N16 W18 S16 E18\$ W18 N34 W30 S34 FGR=[YR=1993] W26 S25 FOP=[YR=1993] S5 E34 N5 W34\$ E26 N25\$ S25 E8 S15 E22 N18 E26 N22\$.									

CLAXTON RODNEY JR
43047 WOODLAND LN
CALLAHAN, FL 32011

16-1N-25-2910-0011-0000

[illegible]

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[illegible]