

CHEVALIER JOYCE M
44086 WOODLAND CIRCLE
CALLAHAN, FL 32011

16-1N-25-2912-0003-0060

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

030103010101021.0600

COMP SHNGL 100 MINIMUM 100 CONC FINSH 100 NONE 100 NONE 100 WOOD FRAME 100 1. 100 0 100 DIST 1D 100 NONE 100

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

65000186475.762026.5222,913197819780050.0050.00

1 GARAGE RES - 0% - 0Heated Area: 864HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 26

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE25,387

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET25,000

TOTAL MARKET VALUE50,387

SOH/AGL Deduction9,818

ASSESSED VALUE40,569

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE40,569

TOTAL JUST VALUE50,387

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE40,248

FGR (24X36) APPEARS TO BE ON PROPERTY LINE (0003-0

PRCL: OWNER LIVES (NEXT DOOR) @ 16-1N-25-2912-0003

79 WAYC R433822

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

0215/03631/01/1976WDQV7,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E24S36 W24 N36\$.

LAND DESCRIPTION

LNUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES0OR0.000.001.00LT1.001.000.5050,000.0025,000.0025,000

EXTRA FEATURES

44076 WOODLAND CIR, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/23/2023MLU

TOTALS

86486411,456

TOTAL OB/XF0

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