

BLOCK 3 LOTS 11 & 10
IN OR 1230/1355
WOODLAND ESTATES UNIT 2

CRAVEY ALAN D & SHARON R
44118 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,232	100
FSP	168	40
FST	120	55
TOTALS	1,520	1,365

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,365	113.3600	102.31	139,653	1976	1980	0	0	17.50	82.50
1 SINGLE FAM - 100% - 2002 Heated Area: 1232 HX Base Yr 2002											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,232	100	1,232	103,988							
FSP	168	40	67	5,655							
FST	120	55	66	5,570							
TOTALS	1,520		1,365	115,214							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	2005
3	0681	POLE SHED	0 100	16	7	112.00	SF	15.00	15.00	100	2005
4	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00	100	2008
5	0681	POLE SHED	0 100	16	16	256.00	SF	15.00	15.00	100	2008
6	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2008
7	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2008
TOTAL OB/XF 9,552											

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	1.00
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 9,552											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				115,214			
TOTAL MARKET OB/XF VALUE				9,552			
TOTAL LAND VALUE - MARKET				100,000			
TOTAL MARKET VALUE				224,766			
SOH/AGL Deduction				103,135			
ASSESSED VALUE				121,631			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				71,631			
TOTAL JUST VALUE				224,766			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				178,770			