

IN OR 341/274 & OR 620/80
WOODLAND ESTATES UNIT 2

44194 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023



9 780130 261609

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0100		01		2,276		101.9200		91.98		209,346		1991		1996		0		0		12.75		87.25		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		-		0		Heated Area: 2022		HX Base Yr														Tax Group: 6					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					182,654						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					858						
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					50,000						
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					233,512						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					98,503						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					135,009						
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms				2 100																										BASE TAXABLE VALUE					85,009						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					233,512						
Stories		1.		1. 100																										NCON VALUE					0						
Units		06		DIST 1D 100																										INCOME VALUE											
BUD8 Adjustme		00		NONE 100																										PREVIOUS YEAR MKT VALUE					193,038						
Occupancy		00																																							
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8005.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,022		100		2,022		162,271																																	
FGR		420		55		231		18,538																																	
FOP		18		30		5		401																																	
PTO		360		5		18		1,445																																	
TOTALS		2,820				2,276		182,654																																	
EXTRA FEATURES																																									
L N		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		0810		CONCRETE A		0 100		0 0		200.00		SF		6.50		6.50		100		1992		1992		3		66		858													