



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,239	100	1,239	116,272
FST	108	55	59	5,537
FUS	1,053	100	1,053	98,816
UOP	1,979	20	396	37,162
TOTALS	4,379		2,747	257,786

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	30	30	900.00	SF	40.00	40.00	100	1988
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1999
4	0845	KOOL DECK	0 100	0	0	1,432.00	SF	7.25	7.25	100	1999

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,747	95.7312	113.68	312,279	1990	1995	0	0	17.45	82.55
1 SNGL FAM - 100% - 0 Heated Area: 2292 HX Base Yr											
44196 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

TOTAL OB/XF 40,735											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	30	30	900.00	SF	40.00	40.00	100	1988
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						257,786					
TOTAL MARKET OB/XF VALUE						40,735					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						348,521					
SOH/AGL Deduction						159,814					
ASSESSED VALUE						188,707					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						138,707					
TOTAL JUST VALUE						348,521					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						257,813					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414053	REPAIR/RRF	8,480	08/01/2014
B996213	SWIM POOL	17,846	01/06/1999
6295	NEW CONSTR	74,270	02/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0418/0798	4/01/1984	WD	Q	V		10,800	
GRANTOR:							
GRANTEE:							
0314/0517	5/01/1980	WD	Q	V		7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2007] W63 S10 BAS=[YR=1993] S27 E39 N6 E14 N21 W29 FST=[YR=1993] W9 S12 E9 N12\$ S12 W9 N12 W15\$ E53 S21 W14 S6 W39 N37 W10 S47 E58 N7 E15 N40\$ PTR=E75 FUS=[YR=1993] E39 S27 W39 N27 \$ W75\$.											