



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,752	100	1,752	179,799
BAS	252	100	252	25,861
FGR	441	55	243	24,938
FOP	12	30	4	410

TOTALS	2,457		2,251	231,008
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0681	POLE SHED	0 100	25	10	250.00	SF	15.00	
2	0510	GARAGE WD-	0 100	25	16	400.00	SF	35.00	
3	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	
4	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	
5	0812	CONCRETE C	0 100	0	0	3,531.00	SF	4.00	
6	1076	TRELLIS A	0 100	0	0	1.00	SF	7.50	

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	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,251	102.5766	121.81	274,194	1991	2001	0	0
1 SNGL FAM - 100% - 0									
Heated Area: 2004									
HX Base Yr									
44296 WOODLAND CIR, CALLAHAN									
BLD DATE: 05/23/2023 MLU									

TOTAL OB/XF									
14,034									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			231,008
TOTAL MARKET OB/XF VALUE			14,034
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			295,042
SOH/AGL Deduction			147,707
ASSESSED VALUE			147,335
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			92,335
TOTAL JUST VALUE			295,042
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002286	REPAIR/RRF	10,580	04/01/2017
7149	NEW CONSTR	59,985	04/11/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0338/0463	6/01/1981	WD	Q	V		8,300

GRANTOR:						
GRANTEE:						

BUILDING DIMENSIONS						
BAS=[YR=1993] W31 BAS=[YR=2007] N12 W21 S12 E21\$ W40 S33 E27 N6 E6 FOP=[YR=1993] E6 N2 W6 S2\$ N2 E6 S2 E11 FGR=[YR=1993] S6 E21 N21 W21 S15 \$ N15 E21 N12\$.						