

YAKLIN CORY L & COREY A
44358 WOODLAND CIR
CALLAHAN, FL 32011

16-1N-25-2912-0003-0300

[illegible]

BLOCK 3 PT OF LOTS 30 & 31
IN OR 2496/1784
WOODLAND ESTATES UNIT 2

YAKLIN CORY L & COREY A
44358 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	936	100
		TOT ADJ AREA
		936
		SUBAREA MARKET VALUE
		10,792
TOTALS	936	936 10,792

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	936	65.8800	23.06	21,584	1980	1980	0	0	0 50.00	50.00
2 GARAGE RES - 100% - 2022 Heated Area: 936 HX Base Yr 2022											
26 36 36 26											
BAS 1993											
44358 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

NASSAU COUNTY PROPERTY											PAGE 2 of 2	6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										203,779		
TOTAL MARKET OB/XF VALUE										25,973		
TOTAL LAND VALUE - MARKET										50,000		
TOTAL MARKET VALUE										279,752		
SOH/AGL Deduction										96,219		
ASSESSED VALUE										183,533		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										133,533		
TOTAL JUST VALUE										279,752		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										225,295		