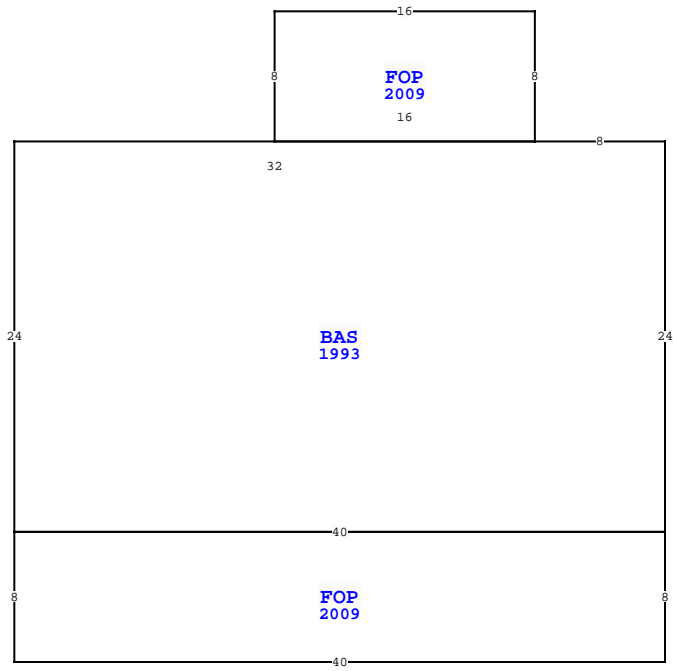


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Quality	04	Quality Level 04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	960	100	960
FOP	128	30	38
FOP	320	30	96
TOTALS	1,408		1,094
			28,911

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,094	135.5200	88.09	96,370	1986	1991	0	0	0	70.00	30.00
1 M/H 93- - 100% - 1999 Heated Area: 960 HX Base Yr 1999												



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				28,911	
TOTAL MARKET OB/XF VALUE				18,144	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				97,055	
SOH/AGL Deduction				44,243	
ASSESSED VALUE				52,812	
TOTAL EXEMPTION VALUE				HX HB 27,812	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				97,055	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				70,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0844/1258	8/12/1998	WD	U	I	07	100
GRANTOR: THRIFT GARY & ORTRUD						
GRANTEE: PYLES WAYNE & DONNA						
0837/0597	6/11/1998	WD	Q	I		46,000
GRANTOR: THRIFT GARY B & ORTRU						
GRANTEE: PYLES WAYNE E & DON						

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
1	0510	GARAGE WD-	0 100	45 24	1,080.00	SF	35.00	35.00	100	2006	2006	3 48
44628 WOODLAND CIR, CALLAHAN												

BLD DATE			LGL DATE			
XF DATE			LAND DATE			
INC DATE			AG DATE			
					05/23/2023	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W8 FOP=[YR=2009] N8 W16 S8 E16\$ W32 S24												
FOP=[YR=2009] S8 E40 N8 W40\$ E40 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR	
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								