BLOCK 4 LOT 23
R407898 & R407899
IN OR 439 PG 375

GREEN MICHAEL A & ELIZABETH K
44564 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0230

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

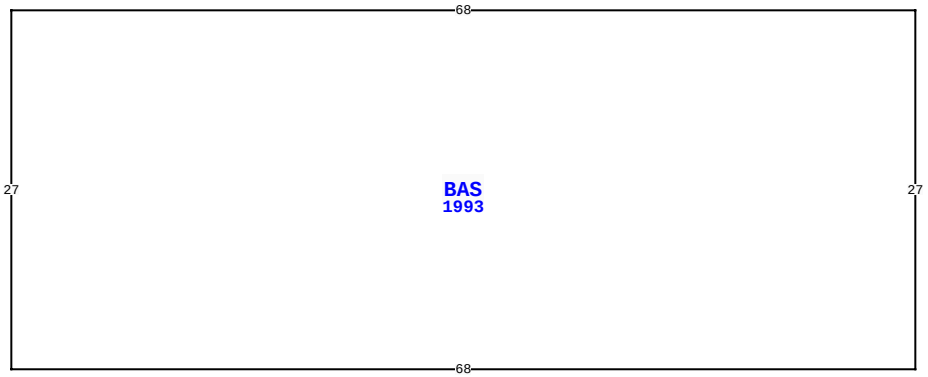
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	54,030
TOTALS	1,836		1,836	54,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,836	129.3600	84.08	154,371	1990	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1836 HX Base Yr



44564 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		54,030
TOTAL MARKET OB/XF VALUE		11,410
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		115,440
SOH/AGL Deduction		60,097
ASSESSED VALUE		55,343
TOTAL EXEMPTION VALUE	HX HB	30,343
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0439/0375	11/01/1984	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						
0285/0125	2/01/1979	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S27 E68 N27 $.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	9	10	90.00	SF	13.20	13.20	100	1975	1975	3	20	238	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032	
3	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	100	2000	2000	3	80	3,037	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
6	0803	ASPHALT C	0	100	75	19	1,425.00	SF	2.00	2.00	100	2005	2005	3	58	1,653	

LAND DESCRIPTION

TOTAL OB/XF 11,410

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS