



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

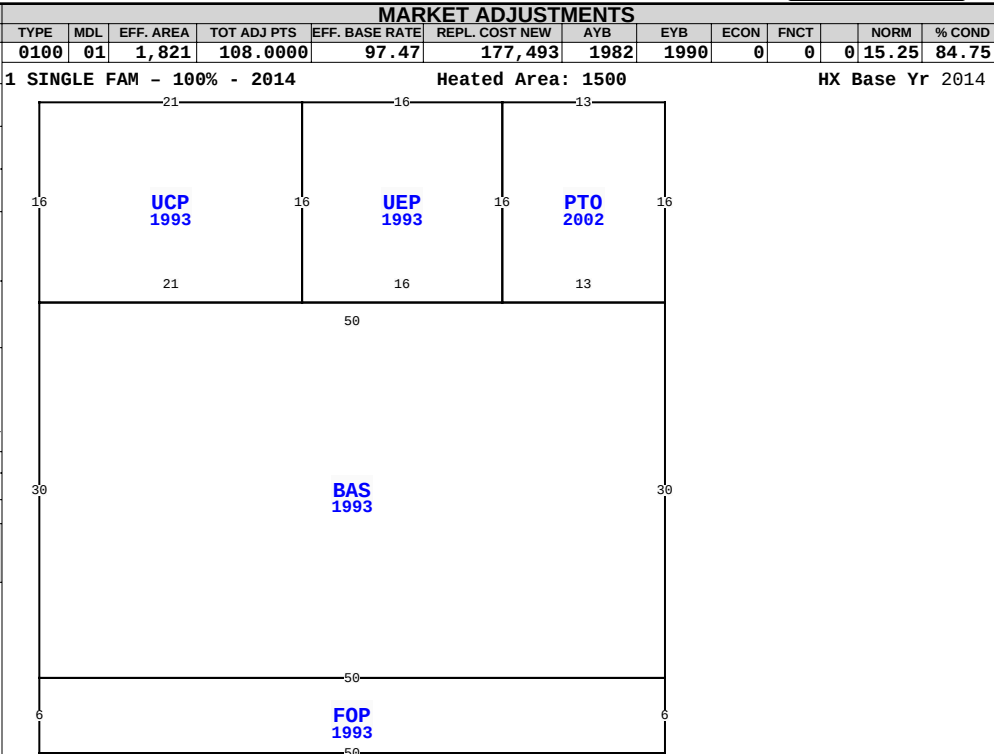
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	123,909
FOP	300	30	90	7,434
PTO	208	5	10	826
UCP	336	20	67	5,534
UEP	256	60	154	12,721

TOTALS	2,600	1,821	150,425
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0680	POLE SHED	0 100	40	36	1,440.00	SF	10.00	
2	0511	GARAGE CB-	0 100	26	26	676.00	SF	40.00	
4	0812	CONCRETE C	0 100	0	0	9,200.00	SF	4.00	



44071 WOODLAND CT, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	OB/XF MKT VALUE	NOTES
1	0680	POLE SHED	0 100	40	36	1,440.00	SF	10.00	10.00	100	1980	1980	3	20	2,880	
2	0511	GARAGE CB-	0 100	26	26	676.00	SF	40.00	40.00	100	2004	2004	3	86	23,254	
4	0812	CONCRETE C	0 100	0	0	9,200.00	SF	4.00	4.00	100	2020	2020	3	99	36,432	

LAND DESCRIPTION									TOTAL OB/XF							62,566		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	127,680	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		150,425	
TOTAL MARKET OB/XF VALUE		62,566	
TOTAL LAND VALUE - MARKET		127,680	
TOTAL MARKET VALUE		340,671	
SOH/AGL Deduction		144,165	
ASSESSED VALUE		196,506	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		146,506	
TOTAL JUST VALUE		340,671	
NCON VALUE		36,432	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004983	REPAIR/RRF	7,500	06/01/2019
19004985	REPAIR/RRF	2,400	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2199/0359	5/24/2018	QC	U	I	11	100	
GRANTOR: HARDWICK AMY							
GRANTEE: HARDWICK DEVIN							
1879/1859	9/09/2013	WD	Q	I	02	150,000	
GRANTOR: SCHIHL CYNTHIA SOUTHW							
GRANTEE: HARDWICK DEVIN & AM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2002] W13 UEP=[YR=1993] W16 UCP=[YR=1993] W21 S16 BAS=[YR=1993] S30 FOP=[YR=1993] S6 E50 N6 W50 \$ E50 N30 W50 \$ E21 N16 \$ S16 E16 N16 \$ S16 E13 N16 \$.									