



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
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
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	2,029	100	2,029	242,954
FGR	556	55	306	36,641
FOP	63	30	19	2,275
FOP	63	30	19	2,275
FOP	630	30	189	22,631
TOTALS	3,341		2,562	306,775

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	1,760
4	1126	CB/STC 8"	0	100	28	4	112.00	SF	8.00	8.00	753
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	48
6	0861	POOL GUNIT	0	100	26	16	416.00	SF	85.00	85.00	14,144
7	0855	CONC PAVER	0	100	0	0	980.00	SF	10.00	10.00	8,428
8	0911	SCRN RM A	0	100	40	34	1,360.00	SF	17.50	17.50	5,712
9	0462	ST/AL FNC	0	100	0	0	186.00	SF	10.00	10.00	818

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,562	111.4200	132.31	338,978	2003	2003	0	0	9.50	90.50
2 SNGL FAM - 100% - 0											
Heated Area: 2029											
HX Base Yr											
44617 WOODLAND CIR, CALLAHAN											

44617 WOODLAND CIR, CALLAHAN				XF DATE		LAND DATE				05/23/2023		MLU	
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760				
112.00	SF	8.00	8.00	100	2003	2003	3	84	753				
1.00	UT	200.00	200.00	100	2004	2004	3	24	48				
416.00	SF	85.00	85.00	100	2004	2004	3	40	14,144				
980.00	SF	10.00	10.00	100	2004	2004	3	86	8,428				
1,360.00	SF	17.50	17.50	100	2004	2004	3	24	5,712				
186.00	SF	10.00	10.00	100	2005	2005	3	44	818				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		306,775	
TOTAL MARKET OB/XF VALUE		31,663	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		388,438	
SOH/AGL Deduction		178,794	
ASSESSED VALUE		209,644	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,644	
TOTAL JUST VALUE		388,438	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327446	CARPORT	17,060	07/01/2013
B13402	XFOB	8,500	07/01/2004
B12930	SWIM POOL	36,464	06/01/2004
E10075	NEW CONSTR	0	07/01/2002
B9690	NEW CONSTR	155,271	04/01/2002
P5623	NEW CONSTR	3,200	04/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0551/0820	9/02/1988	WD	Q	I	
GRANTOR: JENSEN ELI J					48,000
GRANTEE: GUILHEM PATRICE J					
0421/0328	5/01/1984	WD	Q	V	
GRANTOR:					10,500
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2003] W3 FGR=[YR=2003] W24 S7 BAS=[YR=2003] W13 FOP=[YR=2003] N7 W9 S7 E9\$ W9 N7 W13 S33 FOP=[YR=2003] S18 E35 N18 W35\$ E35 S28 E27 N40 W13 S4 W12 N2 W2 N16\$ S16 E2 S2 E12 N4 E10 N21\$ S21 E3 N21\$.											