IN OR 734 PG 1517
(EX PAR 2-1 & EX 2-3)

TYRE CHRISTINE S
44047 WOODSIDE LANE
CALLAHAN, FL 32011

2023

32-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS

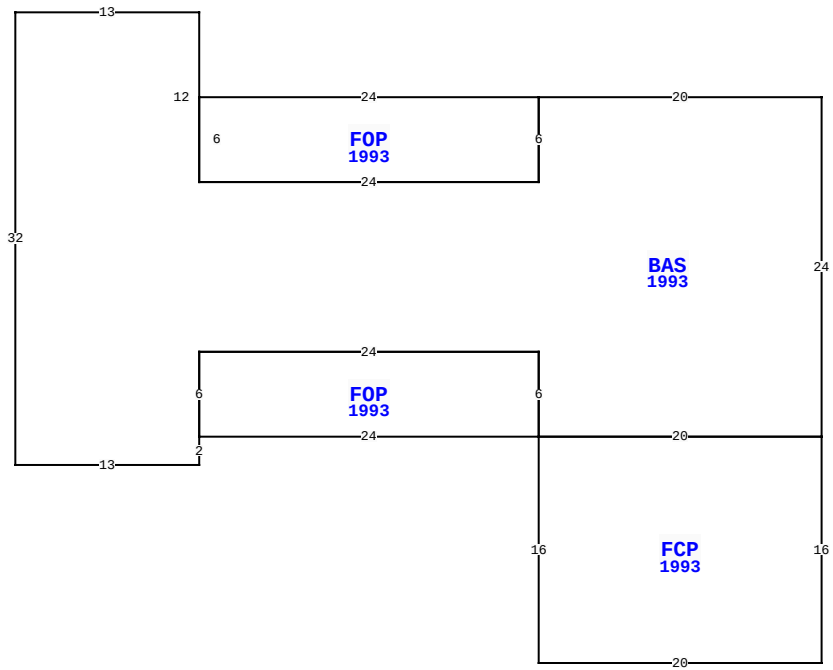
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	97,735
FCP	320	25	80	6,604
FOP	144	30	43	3,549
FOP	144	30	43	3,549
TOTALS	1,792		1,350	111,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	127.9200	115.45	155,858	1970	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 1996 Heated Area: 1184 HX Base Yr 1996



44047 WOODSIDE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,438
TOTAL MARKET OB/XF VALUE		1,863
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		143,301
SOH/AGL Deduction		73,704
ASSESSED VALUE		69,597
TOTAL EXEMPTION VALUE	HX HB WX	49,597
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		143,301
NCON VALUE		1,560
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0734/1517	5/25/1995	WD	U	I	07	100
GRANTOR: LONG JENNIE S						
GRANTEE: TYRE CHARLES & CHRI						
0730/0543	5/25/1995	WD	Q	I		50,000
GRANTOR: LONE JENNIE S						
GRANTEE: TYRE CHARLES & CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1993] W24 S6 E24 N6$ S6 W24 N12 W13 S32 E13 N2 FOP=[YR=1993] E24 FCP=[YR=1993] S16 E20 N16 W20$ N6 W24 S6$ N6 E24 S6 E20 N24$.

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
2	0810	CONCRETE A	0	100	0	0	212.00	SF	6.50	6.50	100	1970	1970	3	22	303	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1970	1970	3	31.2	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,863

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	000100	C	SFR	100		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS