IN OR 2478/1061
ESMT OR 545/1212

TANNER CHELSEA T & CHAD L
44147 WOODSIDE LN
CALLAHAN, FL 32011

2023

32-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

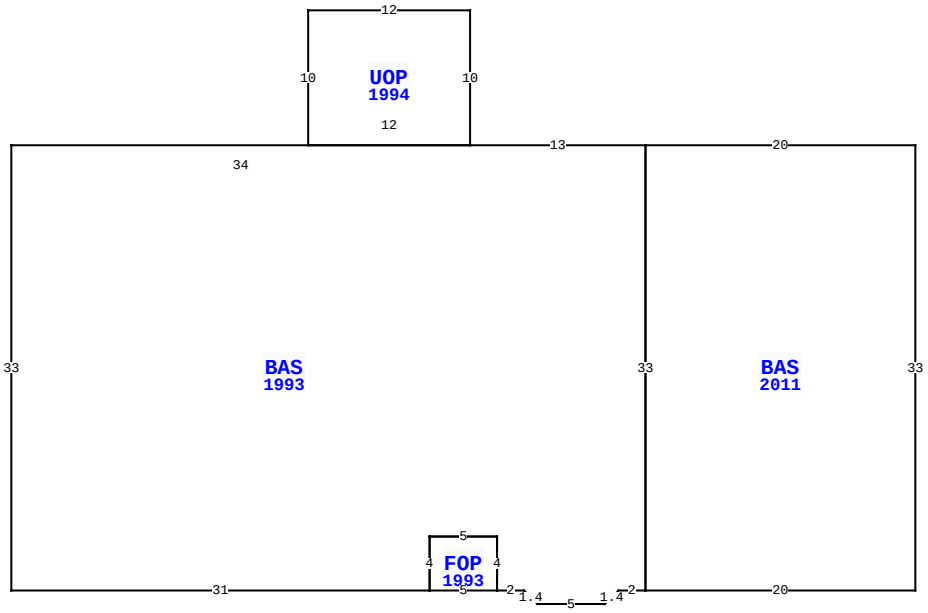
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,537	100	1,537	112,195
BAS	660	100	660	48,177
FOP	20	30	6	438
UOP	120	20	24	1,752
TOTALS	2,337		2,227	162,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	107.4080	96.94	215,885	1984	1988	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 2023 Heated Area: 2197 HX Base Yr 2023



44147 WOODSIDE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		162,561
TOTAL MARKET OB/XF VALUE		1,421
TOTAL LAND VALUE - MARKET		32,900
TOTAL MARKET VALUE		196,882
SOH/AGL Deduction		0
ASSESSED VALUE		196,882
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,882
TOTAL JUST VALUE		196,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/1061	7/07/2021	WD	Q	I	01	186,000
GRANTOR: CARTER SARA						
GRANTEE: TANNER CHELSEA T &						
2439/1330	2/26/2021	TD	U	I	11	100
GRANTOR: KEEN JOHN EDWIN JR RE						
GRANTEE: CARTER SARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 BAS=[YR=1993] W13 UOP=[YR=1994] N10 W12 S10 E12$ W34 S33 E31 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E2 D1 R1 E5 U1 R1 E2 N33$ S33 E20 N33$.

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	0810	CONCRETE A	0	100	0	0	235.00	SF	6.50	6.50	100	2011	2011	3	93	1,421	

LAND DESCRIPTION

TOTAL OB/XF 1,421

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	0.94	AC		1.00	1.00	1.00	35,000.00	35,000.00	32,900							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.94 Total Land Value: 32,900 Market: 0 Agricultural: 0 Common: 32,900 PRINTED 08/02/2023 BY SYS