

LOT 32 (EX OR 2345/1399)
RATLIFF ACRES UNR
IN OR 2372/1846

BRADLEY MICHAEL D & HEATHER L
43151 WOODLAND LANE
CALLAHAN, FL 32011

2024

16-1N-25-2900-0032-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																				
Exterior Wall	31	HARDIE BRD 100	0900	01	3,126	105.2940	131.62	411,444	2021	2021	0	0	0.50	99.50	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022												Heated Area: 2647																				
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022																				
Interior Wall	05	DRYWALL 100													VALUATION BY										STANDARD										
Interior Floop	13	LVT/LAMMT 100													Tax Group: 6										Tax Dist:										
Air Condition	03	CENTRAL 100													BUILDING MARKET VALUE										428,324										
Heating Type	04	AIR DUCTED 100													TOTAL MARKET OB/XF VALUE										13,896										
Bedrooms		3 100													TOTAL LAND VALUE - MARKET										82,250										
Bathrooms		2.5 100													TOTAL MARKET VALUE										524,470										
Frame	02	WOOD FRAME 100													SOH/AGL Deduction										96,886										
Stories	1.	1. 100													ASSESSED VALUE										427,584										
Units	0	100													TOTAL EXEMPTION VALUE										HX HB 50,000										
Occupancy	00	NONE 100													BASE TAXABLE VALUE										377,584										
Quality			04	Quality Level 04												TOTAL JUST VALUE										524,470									
DOR CODE			0100	SINGLE FAMILY												NCON VALUE										18,937									
MAP NUM				MKT AREA												INCOME VALUE																			
NEIGHBORHOOD/LOC			8005.00													PREVIOUS YEAR MKT VALUE										487,161									
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														MISC SHEDS NV															
BAS			2,647	100	2,647	346,656																													
FGR			528	55	290	37,979																													
FOP			223	30	67	8,775																													
FOP			406	30	122	15,978																													
TOTALS			3,804		3,126	409,387																													
EXTRA FEATURES			43151 WOODLAND LN, CALLAHAN												BLD DATE										LGL DATE										
															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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465																				
2	0812	CONCRETE C	0 100	0	0	2,634.00	SF	4.00	4.00	100	2021	2021	3	99	10,431																				
LAND DESCRIPTION																	TOTAL OB/XF 13,896																		
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250																		
REVIEW DATE 12/21/2023 BY KWX Total Acres: 2.35 Total Land Value: 82,250 Market: 0 Agricultural: 0 Common: 82,250 PRINTED 08/06/2024 BY SYS																																			

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