PT LOT 32 IN OR 2348/902
RATLIFF ACRES UNR
ESMT IN OR 2510-345

JAHAY BRIAN & MINDA
43167 WOODLAND LANE
CALLAHAN, FL 32011

2024

16-1N-25-2900-0032-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

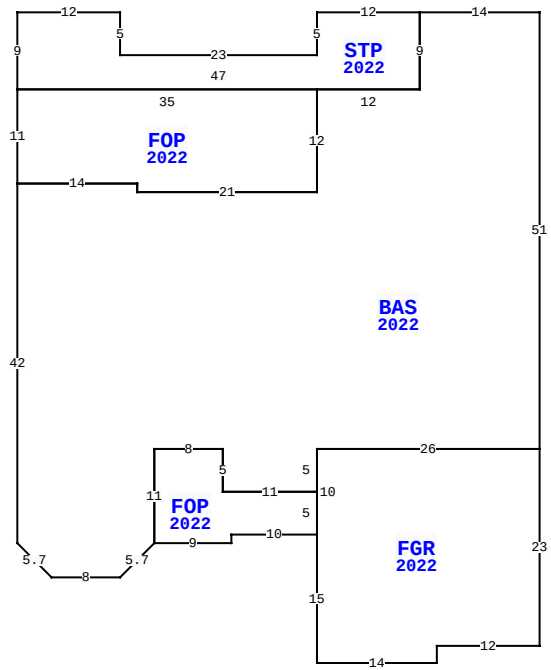
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,561	100	2,561	359,334
FGR	626	55	344	48,267
FOP	144	30	43	6,033
FOP	406	30	122	17,118
STP	308	10	31	4,350
TOTALS	4,045		3,101	435,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,101	112.2492	140.31	435,101	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2561 HX Base Yr 2023



43167 WOODLAND 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		435,101
TOTAL MARKET OB/XF VALUE		9,010
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		531,611
SOH/AGL Deduction		95,831
ASSESSED VALUE		435,780
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		380,780
TOTAL JUST VALUE		531,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009404	CO ISSUED	0	07/07/2022
21009404	NEW CONSTR	379,179	07/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2348/0902	3/19/2020	WD	Q	V	02	65,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: JAHAY BRIAN & MINDA						
2345/1399	3/10/2020	WD	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: G&H LAND & TIMBER I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 STP=[YR=2022] W12 S5 W23 N5 W12 S9
FOP=[YR=2022] S11 E14 S1 E21 N12 W35$ E47 N9$ S9 W12 S12 W21
N1 W14 S42 D4 R4 E8 U4 R4 FOP=[YR=2022] E9 N1 E10
FGR=[YR=2022] S15 E14 N2 E12 N23 W26 S10$ N5W11 N5 W8 S11$
N11 E8 S5 E11 N5 E26 N51$.

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	640.00	SF	6.50	6.50	100	2022	2022	3	100	4,160	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 9,010

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 01/09/2023 BY KW Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/06/2024 BY SYS