

IN OR 341/274 & OR 620/80
WOODLAND ESTATES UNIT 2

44194 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024



9 780130 261609

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		0100		01		2,276		101.9200		96.82		220,362		1991		1996		0		0		13.25		86.75		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100%		- 0						Heated Area: 2022				HX		Base Yr								Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					191,164				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					832				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					241,996				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					102,937				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					139,059				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																										BASE TAXABLE VALUE					89,059				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					241,996				
Stories		1.		1. 100																										NCON VALUE					0				
Units		0		0 100																										INCOME VALUE									
BUD8 Adjustme		06		DIST 1D 100																										PREVIOUS YEAR MKT VALUE					233,512				
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		8005.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,022		100		2,022		169,830																															
FGR		420		55		231		19,402																															
FOP		18		30		5		420																															
PTO		360		5		18		1,512																															
TOTALS		2,820				2,276		191,164																															
EXTRA FEATURES																																							
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		0810		CONCRETE A		0 100		0 0		200.00		SF		6.50		6.50		100		1992		1992		3		64		832											
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