



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	8005.00
------------------	---------

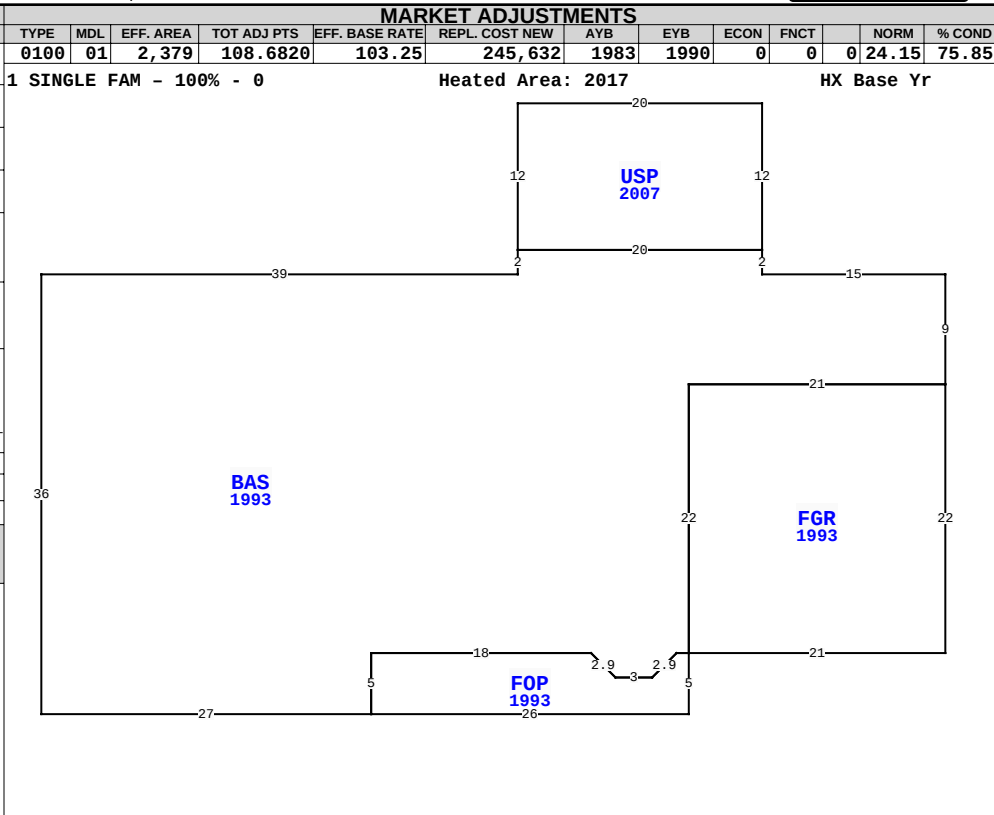
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,017	100	2,017	157,961
FGR	462	55	254	19,892
FOP	120	30	36	2,819
USP	240	30	72	5,639

TOTALS	2,839		2,379	186,312
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0866	POOL FIBER	0 100	32	16	576.00	SF	72.00	72.00	100	1983
2	0845	KOOL DECK	0 100	0	0	520.00	SF	7.25	7.25	100	1983
3	0812	CONCRETE C	0 100	0	0	669.00	SF	4.00	4.00	100	1985
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	18.30	18.30	100	1997
5	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10	100	1997
6	0510	GARAGE WD-	0 100	30	28	840.00	SF	35.00	35.00	100	2012
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1983

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	07/16/2021	BY	KB
-------------	------------	----	----



44382 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	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	0866	POOL FIBER	0 100	32	16	576.00	SF	72.00	72.00	100	1983	1983	3	20	8,294	
2	0845	KOOL DECK	0 100	0	0	520.00	SF	7.25	7.25	100	1983	1983	3	41	1,546	
3	0812	CONCRETE C	0 100	0	0	669.00	SF	4.00	4.00	100	1985	1985	3	47	1,258	
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	18.30	18.30	100	1997	1997	3	20	351	
5	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10	100	1997	1997	3	20	482	
6	0510	GARAGE WD-	0 100	30	28	840.00	SF	35.00	35.00	100	2012	2012	3	68	19,992	
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	07/16/2021	BY	KB
-------------	------------	----	----

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										186,312	
TOTAL MARKET OB/XF VALUE										33,003	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										269,315	
SOH/AGL Deduction										106,594	
ASSESSED VALUE										162,721	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										112,721	
TOTAL JUST VALUE										269,315	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										262,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001962	REPAIR/RRF	11,550	02/19/2021
B25947	ADDITION	16,565	04/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0322/0600	10/01/1980	WD	Q	V		8,000	
GRANTOR:							
GRANTEE:							

GRANTOR:
GRANTEE:

BUILDING DIMENSIONS											
BAS=[YR=1993] W15 N2 USP=[YR=2007] N12 W20 S12 E20 \$ W20 S2 W39 S36 E27 FOP=[YR=1993] E26 N5 W1 D2 L2 W3 L2 U2 W18 S5 \$ N5 E18 D2 R2 E3 R2 U2 E1 FGR=[YR=1993] E21 N22 W21 S22 \$ N22 E21 N9 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W15 N2 USP=[YR=2007] N12 W20 S12 E20 \$ W20 S2 W39 S36 E27 FOP=[YR=1993] E26 N5 W1 D2 L2 W3 L2 U2 W18 S5 \$ N5 E18 D2 R2 E3 R2 U2 E1 FGR=[YR=1993] E21 N22 W21 S22 \$ N22 E21 N9 \$.											

REVIEW DATE	07/16/2021	BY	KB
-------------	------------	----	----