

BLOCK 4 LOT 18
IN OR 844/1258
R673530 & R673528

PYLES WAYNE E & DONNA M
44628 WOODLAND HEIGHTS CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0180



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 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		
Quality		04 Quality Level 04		
DOR CODE		0200 MOBILE HOME		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC		8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	27,320
FOP	128	30	38	1,082
FOP	320	30	96	2,732
TOTALS	1,408		1,094	31,133

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,094	135.5200	94.86	103,777	1986	1991	0	0	70.00	30.00
1 M/H 93- - 100% - 1999 Heated Area: 960 HX Base Yr 1999											
8 16 FOP 2009 8 24 32 BAS 1993 24 8 40 FOP 2009 8											
44628 WOODLAND CIR, CALLAHAN											
						BLD DATE				LGL DATE	05/23/2023 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					31,133							
TOTAL MARKET OB/XF VALUE					16,632							
TOTAL LAND VALUE - MARKET					50,000							
TOTAL MARKET VALUE					97,765							
SOH/AGL Deduction					43,369							
ASSESSED VALUE					54,396							
TOTAL EXEMPTION VALUE					HX HB		29,396					
BASE TAXABLE VALUE					25,000							
TOTAL JUST VALUE					97,765							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					97,055							