BLOCK 5 LOT 25
IN OR 1600/732
WOODLAND ESTATES UNIT 2

GREATHOUSE JAMES A
1314 HEATHER LANE
SEDRO WOOLLEY, WA 98284

2024

16-1N-25-2912-0005-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

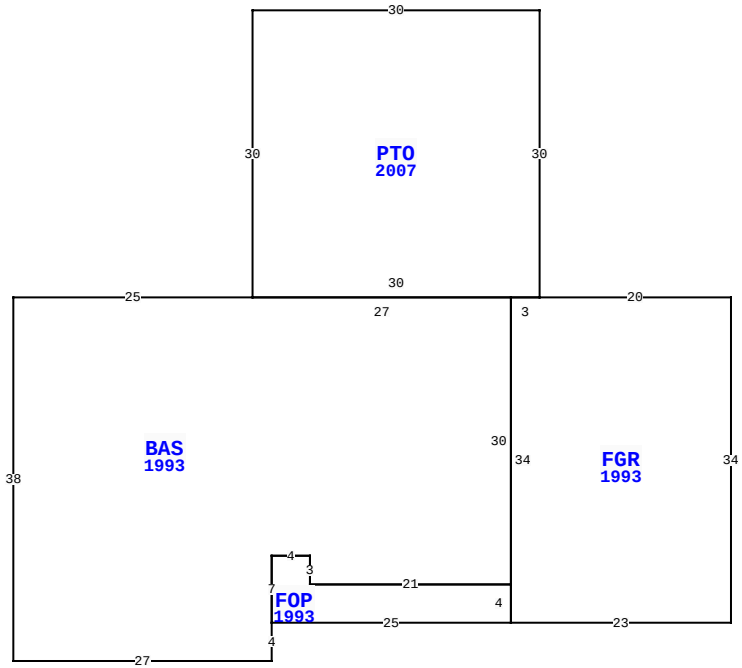
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1,764	169,736
FGR	782	55	430	41,376
FOP	112	30	34	3,272
PTO	900	5	45	4,330
TOTALS	3,558		2,273	218,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	122.0296	115.93	263,509	1984	1989	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 1764 HX Base Yr



44705 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	218,712
TOTAL MARKET OB/XF VALUE	2,646
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	271,358
SOH/AGL Deduction	25,395
ASSESSED VALUE	245,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,963
TOTAL JUST VALUE	271,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1600/0732	10/21/2008	QC	U	I	06	100
GRANTOR: GREATHOUSE DONNA J						
GRANTEE: GREATHOUSE JAMES A						
0312/0133	3/01/1980	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 PTO=[YR=2007] N30 W30 S30 BAS=[YR=1993] W25 S38 E27 N4 FOP=[YR=1993] E25 N4 W21 N3 W4 S7$ N7 E4 S3 E21 N30 W27$ E30$ W3 S34 E23 N34$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0810	CONCRETE A	0	0	48	5	240.00	SF	6.50	6.50	100	1984	1984	3	44	686	

LAND DESCRIPTION

TOTAL OB/XF 2,646

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	000110	C	SFR RURAL	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS