



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	111,488
FEP	192	80	2007	154	12,551
FGR	616	55	1993	339	27,628
FOP	32	30	1993	10	815
UST	90	45	1993	40	3,260
TOTALS	2,298			1,911	155,740

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	
2	0810	CONCRETE A	0	100	0	0	1,600.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	2.26	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,911	123.4800	123.48	235,970	1976	1976	0	0	34.00	66.00
1 SINGLE FAM - 100% - 2025 Heated Area: 1368 HX Base Yr 2025											
43030 WOODLAND LN, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

TOTAL OB/XF											
18,899											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						155,740					
TOTAL MARKET OB/XF VALUE						18,899					
TOTAL LAND VALUE - MARKET						79,100					
TOTAL MARKET VALUE						253,739					
SOH/AGL Deduction						0					
ASSESSED VALUE						253,739					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						203,017					
TOTAL JUST VALUE						253,739					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						274,424					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22412	REMODEL	1,161	04/01/2009
8362	GARAGE	12,500	09/16/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2692/1601	1/24/2024	WD	Q	I	01	290,000			
GRANTOR: LEE SADIE M									
GRANTEE: BRYANT KENTE & CHRI									
0164/0333	1/01/1974	WD	Q	V		11,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W9 FEP=[YR=2007] N12 W16 S12 E16\$ W41 S28 E25 FOP=[YR=1993] E8 N4 W8 S4\$ N4 E8 S4 E17 N28\$ S28 E22 N28\$ PTR= E20 UST=[YR=1993] E9 S10 W9 N10 \$ W20\$.											