

HAGA JOHN D
44296 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0260

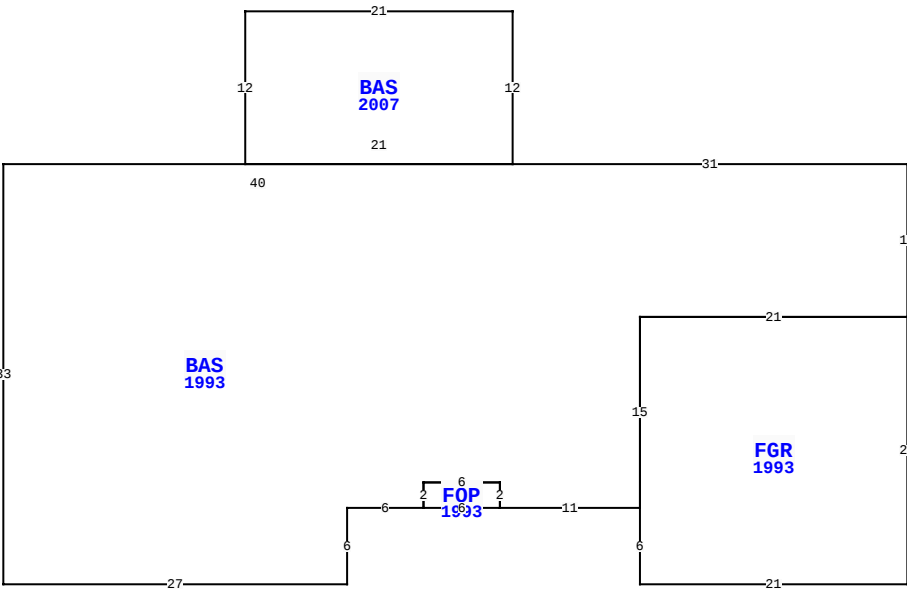
BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	20	FACE BRICK 100							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	03	COMP SHNGL 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	13	LVT/LAMNT 70							
Interior Floo	11	CLAY TILE 30							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		3 100							
Bathrooms		3 100							
Frame	02	WOOD FRAME 100							
Stories	1.	1. 100							
Units	0	0 100							
BUD8 Adjustme	06	DIST 1D 100							
Occupancy	00	NONE 100							
Quality		01	Quality Level 01						
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	1,752	100	1993	1,752	196,300				
BAS	252	100	2007	252	28,235				
FGR	441	55	1993	243	27,226				
FOP	12	30	1993	4	449				
TOTALS		2,457		2,251	252,210				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,251	102.5766	135.40	304,785	1991	2001	0	0	0	17.25	82.75

1 SNGL FAM - 100% - 0

Heated Area: 2004

HX Base Yr



NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE					252,210						
TOTAL MARKET OB/XF VALUE					13,309						
TOTAL LAND VALUE - MARKET					50,000						
TOTAL MARKET VALUE					315,519						
SOH/AGL Deduction					159,363						
ASSESSED VALUE					156,156						
TOTAL EXEMPTION VALUE					HX HB WR 55,722						
BASE TAXABLE VALUE					100,434						
TOTAL JUST VALUE					315,519						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					304,591						

EXTRA FEATURES										44296 WOODLAND CIR, CALLAHAN									
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	0681	POLE SHED	0 100	25	10	250.00	SF	15.00	15.00	100	1986	1986	3	20	750				
2	0510	GARAGE WD-	0 100	25	16	400.00	SF	35.00	35.00	100	1986	1986	3	20	2,800				
3	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000				
4	0812	CONCRETE C	0 100	0	0	3,531.00	SF	4.00	4.00	100	1992	1992	3	62	8,757				
5	1076	TRELLIS A	0 100	0	0	1.00	SF	7.50	7.50	100	2002	2002	3	27	2				