

ELWOOD WILLIAM R III & VALERIA
44368 WOODLAND CIR
CALLAHAN, FL 32011

16-1N-25-2912-0003-0310

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1													
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										6													
																					VALUATION BY										STANDARD												
																					Tax Group: 6										Tax Dist:												
																					BUILDING MARKET VALUE										0												
																					TOTAL MARKET OB/XF VALUE										38,460												
																					TOTAL LAND VALUE - MARKET										50,000												
																					TOTAL MARKET VALUE										88,460												
																					SOH/AGL Deduction										176												
																					ASSESSED VALUE										88,284												
																					TOTAL EXEMPTION VALUE										0												
																					BASE TAXABLE VALUE										88,284												
																					TOTAL JUST VALUE										88,460												
																					NCON VALUE										0												
																					INCOME VALUE																						
																					PREVIOUS YEAR MKT VALUE										89,000												
DOR CODE		0001		VAC W/XFOB																																							
MAP NUM				MKT AREA				08																																			
NEIGHBORHOOD/LOC		8005		00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS																																											
EXTRA FEATURES						44368 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	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1988		100	6,000																												
2	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1988		100	6,000																												
3	0681	POLE SHED	0	0	50	36		1,800.00	SF	15.00				100	2024	2023	98	26,460																									
LAND DESCRIPTION						TOTAL OB/XF														38,460																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000100	C	RES		0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																									
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