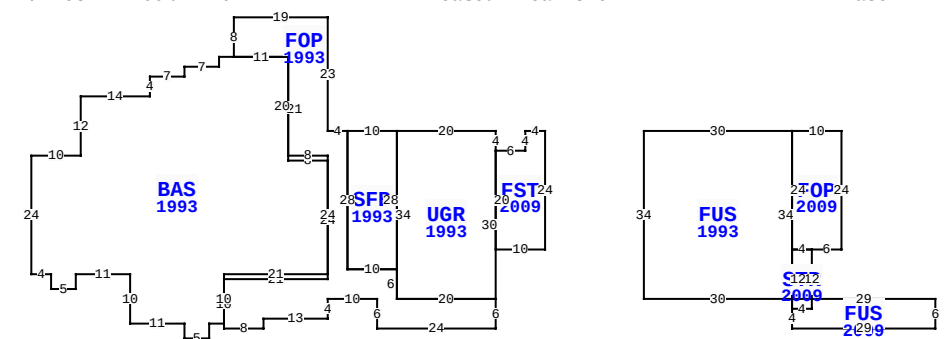


GAUSE AMANDA & DAVID
44782 WOODLAND CIR
CALLAHAN, FL 32011

16-1N-25-2912-0004-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI	FR	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 90			0820	01	4,519	104.4000	83.52	377,427	1981	1981	0	0	5	70.00	25.00	VALUATION BY		STANDARD														
Exterior Wall		05	AVERAGE 10			1 M/H 93- - 100% - 2024										Heated Area: 3764										HX Base Yr 2024									
Roof Structur		03	GABLE/HIP 100													BUILDING MARKET VALUE										109,514									
Roof Cover		03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE										10,062									
Interior Wall		04	PLYWOOD 100													TOTAL LAND VALUE - MARKET										50,000									
Interior Floo		14	CARPET 80													TOTAL MARKET VALUE										169,576									
Interior Floo		08	SHT VINYL 20													ASSESSED VALUE										8,178									
Air Condition		03	CENTRAL 100													TOTAL EXEMPTION VALUE										HX HB VX									
Heating Type		04	AIR DUCTED 100													BASE TAXABLE VALUE										105,676									
Bedrooms			3 100													TOTAL JUST VALUE										169,576									
Bathrooms			2 100													NCON VALUE										0									
Frame		02	WOOD FRAME 100													INCOME VALUE																			
Stories		2.	2. 100			PREVIOUS YEAR MKT VALUE										156,849																			
Units			0 100																																
BUD8 Adjustme		06	DIST 1D 100																																
Occupancy		00	NONE 100																																
Quality		03	Quality Level 03																																
DOR CODE		0200	MOBILE HOME																																
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	2,346	100	1993	2,346	48,985																														
FOP	844	30	1993	253	5,283																														
FOP	240	30	2009	72	1,503																														
FST	216	55	2009	119	2,485																														
FUS	1,020	100	1993	1,020	21,298																														
FUS	174	100	2009	174	3,633																														
SFB	280	80	1993	224	4,677																														
STR	48	10	2009	5	105																														
UGR	680	45	1993	306	6,389																														
TOTALS		5,848			4,519	94,357											BLD DATE		LGL DATE		05/23/2023		MLU												
EXTRA FEATURES		44782 WOODLAND CIR, CALLAHAN										XF DATE		LAND 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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	3,255																				
2	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1985	1985	3	44	257																				
3	0940	SHEDS/PORT	0 100	8	11	88.00	SF	18.30	18.30	100	1981	1981	3	20	322																				
4	0940	SHEDS/PORT	0 100	8	7	56.00	SF	30.00	30.00	100	1981	1981	3	20	336																				
5	0351	CARPORT MT	0 100	20	8	160.00	SF	10.00	10.00	100	1984	1984	3	20	320																				
6	0510	GARAGE WD-	0 100	28	16	448.00	SF	26.95	26.95	100	1984	1984	3	20	2,415																				
7	0681	POLE SHED	0 100	28	24	672.00	SF	15.00	15.00	100	1989	1989	3	20	2,016																				
8	0681	POLE SHED	0 100	18	10	180.00	SF	15.00	15.00	100	1989	1989	3	20	540																				
9	0810	CONCRETE A	0 100	21	10	210.00	SF	6.50	6.50	100	1985	1985	3	44	601																				
LAND DESCRIPTION										TOTAL OB/XF										10,062															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100	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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