

RAYBURN LISA B
44795 WOODLAND CIR
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	12	CEDAR 100								0900	01	2,004	112.0000	147.84	296,271	1987	1997	0	0	13.50	86.50	VALUATION BY					STANDARD												
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 0										Heated Area: 1616										HX Base Yr									
Roof Cover	05	COMP SHNGL 100																		BUILDING MARKET VALUE										256,274									
Interior Wall	03	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										16,755									
Interior Floor	14	CARPET 80																		TOTAL LAND VALUE - MARKET										50,000									
Interior Floor	08	SHT VINYL 20																		TOTAL MARKET VALUE										323,029									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										176,997									
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										146,032																			
Bedrooms		3 100								TOTAL EXEMPTION VALUE										HX HB					50,722														
Bathrooms		2 100								BASE TAXABLE VALUE										95,310																			
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										323,029																			
Stories	1.	1. 100								NCON VALUE										0																			
Units		0 100								INCOME VALUE																													
BUD8 Adjustme	06	DIST 1D 100								PREVIOUS YEAR MKT VALUE										311,096																			
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	1,616	100	1993	1,616	206,656																																		
FGR	550	55	1993	302	38,621																																		
FOP	287	30	1993	86	10,998																																		
TOTALS										2,453				2,004	256,274																								
EXTRA FEATURES										44795 WOODLAND CIR, CALLAHAN										BLD DATE										LGL DATE									
																				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	0810	CONCRETE A	0	100	22	16	352.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,133																							
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100																							
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1987	1987	3	20	386																							
4	0810	CONCRETE A	0	100	4	7	28.00	SF	6.50	6.50	100	1987	1987	3	49.5	90																							
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1990	1990	3	57	371																							
6	0351	CARPORT MT	0	100	18	9	162.00	SF	10.00	10.00	100	1990	1990	3	20	324																							
7	0910	SCRN RM L	0	100	0	0	36.00	SF	15.00	15.00	100	1990	1990	3	20	108																							
8	0866	POOL FIBER	0	100	26	14	364.00	SF	72.00	72.00	100	2002	2002	3	20	5,242																							
9	0845	KOOL DECK	0	100	0	0	338.00	SF	7.25	7.25	100	2002	2002	3	80	1,960																							
10	0476	VF 6 SBPL	0	100	0	0	177.00	LF	32.00	32.00	100	2016	2016	3	89	5,041																							
LAND DESCRIPTION										TOTAL OB/XF										16,755																			
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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																						