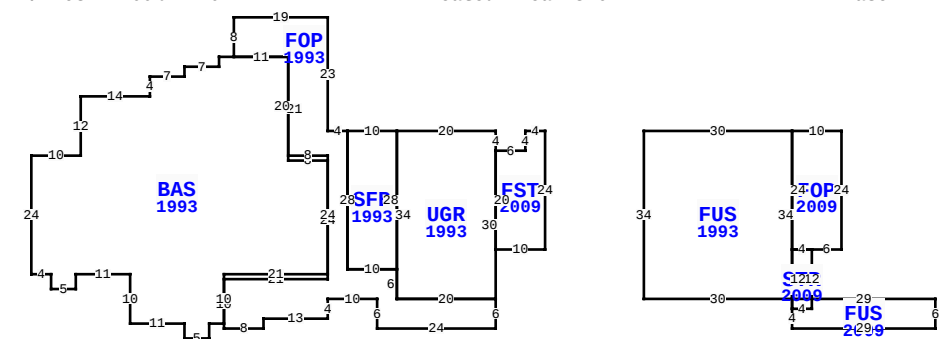


GAUSE AMANDA & DAVID
44782 WOODLAND CIR
CALLAHAN, FL 32011

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	88.74	401,016	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				Tax Group: 6				Tax Dist:			
Roof Structure		03	GABLE/HIP 100																					BUILDING MARKET VALUE				115,994											
Roof Cover		03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE				9,092											
Interior Wall		04	PLYWOOD 100																					TOTAL LAND VALUE - MARKET				50,000											
Interior Floor		14	CARPET 80																					TOTAL MARKET VALUE				175,086											
Interior Floor		08	SHT VINYL 20																					SOH/AGL Deduction				9,956											
Air Condition		03	CENTRAL 100																					ASSESSED VALUE				165,130											
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE				HX HB VX		56,411									
Bedrooms			3 100																					BASE TAXABLE VALUE				108,719											
Bathrooms			2 100																					TOTAL JUST VALUE				175,086											
Frame		02	WOOD FRAME 100																					NCON VALUE				0											
Stories		2.	2. 100							INCOME VALUE																													
Units			0 100							PREVIOUS YEAR MKT VALUE				169,576																									
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	52,046																																		
FOP	844	30	1993	253	5,613																																		
FOP	240	30	2009	72	1,597																																		
FST	216	55	2009	119	2,640																																		
FUS	1,020	100	1993	1,020	22,629																																		
FUS	174	100	2009	174	3,860																																		
SFB	280	80	1993	224	4,970																																		
STR	48	10	2009	5	111																																		
UGR	680	45	1993	306	6,789																																		
TOTALS		5,848			4,519	100,254																																	
EXTRA FEATURES							44782 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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	3,080																								
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	35.00	35.00	100	1984	1984	3	20	3,136																								
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																								
LAND DESCRIPTION																	TOTAL OB/XF 9,092																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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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