

HOLLAND GREGORY T
44462 WOODRIDGE DR
CALLAHAN, FL 32011

16-1N-25-2912-0007-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																		
Exterior Wall		01	MINIMUM 100							TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND		VALUATION BY		STANDARD	
Roof Structur		01	FLAT 100							0820		02	1,744		88.8000		75.48		131,637		1976		1976		0		0		0		70.00		30.00		Tax Group: 6		Tax Dist:	
Roof Cover		01	MINIMUM 100							1		M/H 93-		0%		- 0		Heated Area: 1632																39,491				
Interior Wall		04	PLYWOOD 100																													9,666						
Interior Floo		14	CARPET 70																													50,000						
Interior Floo		08	SHT VINYL 30																													99,157						
Air Condition		03	CENTRAL 100																													896						
Heating Type		04	AIR DUCTED 100																													98,261						
Bedrooms			3 100																													0						
Bathrooms			2 100																													98,261						
Frame		02	WOOD FRAME 100																													99,157						
Stories		1.	1. 100																													0						
Units			0 100																													INCOME VALUE						
BUD8 Adjustme		06	DIST 1D 100																													PREVIOUS YEAR MKT VALUE						
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	1,632	100	1993	1,632	36,955																																	
UOP	207	25	2007	52	1,178																																	
UOP	240	25	2007	60	1,359																																	
TOTALS						2,079				1,744	39,491																											
EXTRA FEATURES						44233 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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1987	1987	3	20	1,728																						
2	0681	POLE SHED	0	0	24	11	264.00	SF	15.00	15.00	100	1987	1987	3	20	792																						
3	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00	30.00	100	1987	1987	3	20	1,296																						
5	0351	CARPORT MT	0	0	30	30	900.00	SF	10.00	10.00	100	2016	2016	3	65	5,850																						
LAND DESCRIPTION										TOTAL OB/XF										9,666																		
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	0	00006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																					