

BLOCK 3 LOT 3 & S1/2 OF LOT 4
IN OR 1714/923
WOODLAND ESTATES UNIT 2

CZIGAN STEPHEN P & TAMMY M
44036 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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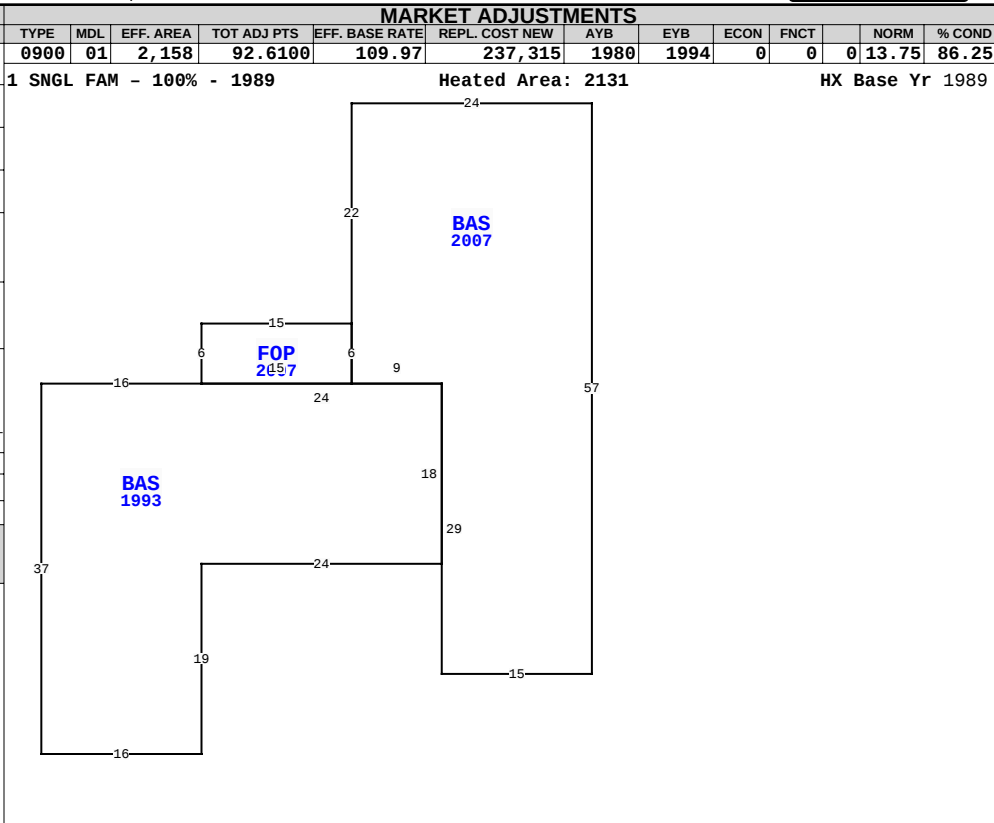
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	97,125
BAS	1,107	100	1,107	104,998
FOP	90	30	27	2,561

TOTALS	2,221		2,158	204,684
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0 100	38	52	1,976.00	SF	35.00	35.00	100	1995
3	0811	CONCRETE B	0 100	0	0	866.00	SF	5.20	5.20	100	1995
4	0810	CONCRETE A	0 100	5	21	105.00	SF	6.50	6.50	100	1998
5	0350	CARPORT WD	0 100	14	7	98.00	SF	13.00	13.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT	



44036 WOODLAND CIR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/23/2023
	INC DATE		AG DATE	MLU

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
2	0510	GARAGE WD-	0 100	38	52	1,976.00	SF	35.00	35.00	100	1995	1995	3	24	16,598	
3	0811	CONCRETE B	0 100	0	0	866.00	SF	5.20	5.20	100	1995	1995	3	72	3,242	
4	0810	CONCRETE A	0 100	5	21	105.00	SF	6.50	6.50	100	1998	1998	3	77	526	
5	0350	CARPORT WD	0 100	14	7	98.00	SF	13.00	13.00	100	2000	2000	3	20	255	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										204,684	
TOTAL MARKET OB/XF VALUE										20,621	
TOTAL LAND VALUE - MARKET										100,000	
TOTAL MARKET VALUE										325,305	
SOH/AGL Deduction										143,738	
ASSESSED VALUE										181,567	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										131,567	
TOTAL JUST VALUE										325,305	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										247,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B016135	ADDITION	125,928	09/01/2005
B985509	ADDITION	6,048	10/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1714/0923	11/30/2010	WD	U	I	30	100			
GRANTOR: CZIGAN TAMMY M PRICE									
GRANTEE: CZIGAN STEPHEN P &									
0987/1756	5/23/2001	QC	U	I	01	42,000			
GRANTOR: PRICE JUNIUS T & TAMM									
GRANTEE: PRICE TAMMY M									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W24 S22 FOP=[YR=2007] W15 S6 BAS=[YR=1993] W16 S37 E16 N19 E24 N18 W24\$ E15 N6\$ S6 E9 S29 E15 N57\$.											