

BLOCK 3 LOT 22
IN OR 1058/831
WOODLAND ESTATES UNIT 2

ADDAIR ROBERT M & ANGELA M/
44240 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1,682	189,126
SFB	598	80	478	53,746
TOTALS	2,280		2,160	242,873

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	21.30	21.30	100	1975	1975	3	20	409	
3	0811	CONCRETE B	0 100	0	0	527.00	SF	5.20	5.20	100	1990	1990	3	62	1,699	
5	0510	GARAGE WD-	0 100	20	12	240.00	SF	52.50	52.50	100	1995	1995	3	24	3,024	
6	0861	POOL GUNIT	0 100	28	16	448.00	SF	85.00	85.00	100	2004	2004	3	40	15,232	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,250.00	1,250.00	100	2004	2004	3	24	300	
8	0845	KOOL DECK	0 100	0	0	534.00	SF	7.25	7.25	100	2004	2004	3	86	3,329	
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480	
10	0812	CONCRETE C	0 100	0	0	2,096.00	SF	4.00	4.00	100	2004	2004	3	86	7,210	
11	0812	CONCRETE C	0 100	0	0	2,400.00	SF	4.00	4.00	100	1999	1999	3	79	7,584	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,160	113.4000	134.66	290,866	1989	2000	0	0	0 16.50	83.50	
1 SNGL FAM - 100% - 0												
Heated Area: 2160												
HX Base Yr												
BAS 1993												
SFB 2004												
44240 WOODLAND CIR, CALLAHAN												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/23/2023 MLU												

TOTAL OB/XF												
41,647												

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41,647												

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		287,077	
TOTAL LAND VALUE - MARKET		41,647	
TOTAL MARKET VALUE		50,000	
SOH/AGL Deduction		378,724	
ASSESSED VALUE		167,512	
TOTAL EXEMPTION VALUE		211,212	
BASE TAXABLE VALUE		50,000	
TOTAL JUST VALUE		161,212	
NCON VALUE		378,724	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		299,430	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703378	REPAIR/RRF	9,210	05/01/2017
B26467	REMODEL	6,112	09/03/2012
B	SWIM POOL	20,000	01/01/2004
6081	REMODEL	0	10/30/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1058/0831	5/29/2002	WD	U	I	01
GRANTOR: ADDAIR ROBERT M					
GRANTEE: ADDAIR ROBERT & ANG					
0314/0523	5/01/1980	WD	Q	V	
GRANTOR:					
GRANTEE:					
7,500					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W58 S29 SFB=[YR=2004] S26 E23 N26 W23\$ E58 N29\$												

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