

BLOCK 3 LOTS 23 & 24
IN OR 639/483-486
WOODLAND ESTATES UNIT 2

BARR DAVID D
44266 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0230



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	12	CEDAR 60	0900	01	2,378	97.7256	116.05	275,967	1993	1998	0	0	0	14.40	85.60														
Exterior Wall	20	FACE BRICK 40	1 SNGL FAM - 100% - 0													Heated Area: 1960					HX Base Yr								
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 60																											
Interior Floor	07	CORK/VTILE 40																											
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																											
BUD\$ Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality	01	Quality Level 01																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM																08													
NEIGHBORHOOD/LOC	8005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,960	100	1,960	194,704																									
FGR	441	55	243	24,139																									
FOP	315	30	94	9,338																									
FST	147	55	81	8,046																									
TOTALS	2,863		2,378	236,228																									
EXTRA FEATURES										44266 WOODLAND CIR, CALLAHAN																			
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	1993	1993	3	76	2,660													
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	12.00	12.00	100	1985	1985	3	20	230													
3	1242	WD DECK A	0	100	0	0	696.00	SF	10.00	10.00	100	1996	1996	3	20	1,392													
4	0812	CONCRETE C	0	100	0	0	1,938.00	SF	4.00	4.00	100	1996	1996	3	73	5,659													
5	0681	POLE SHED	0	100	58	20	1,160.00	SF	15.00	15.00	100	1996	1996	3	25	4,350													
6	0812	CONCRETE C	0	100	0	0	2,422.00	SF	4.00	4.00	100	2018	2018	3	98	9,494													
LAND DESCRIPTION										TOTAL OB/XF										23,785									
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	000115	C	SFR ACRES	100	0003	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000												
REVIEW DATE 07/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													

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