

BLOCK 3 LOT 33 RP 106401
IN OR 1742/670
WOODLAND ESTATES UNIT 2

HIGGINBOTHAM JOSHUA D & CHRISTINA K
44400 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0330



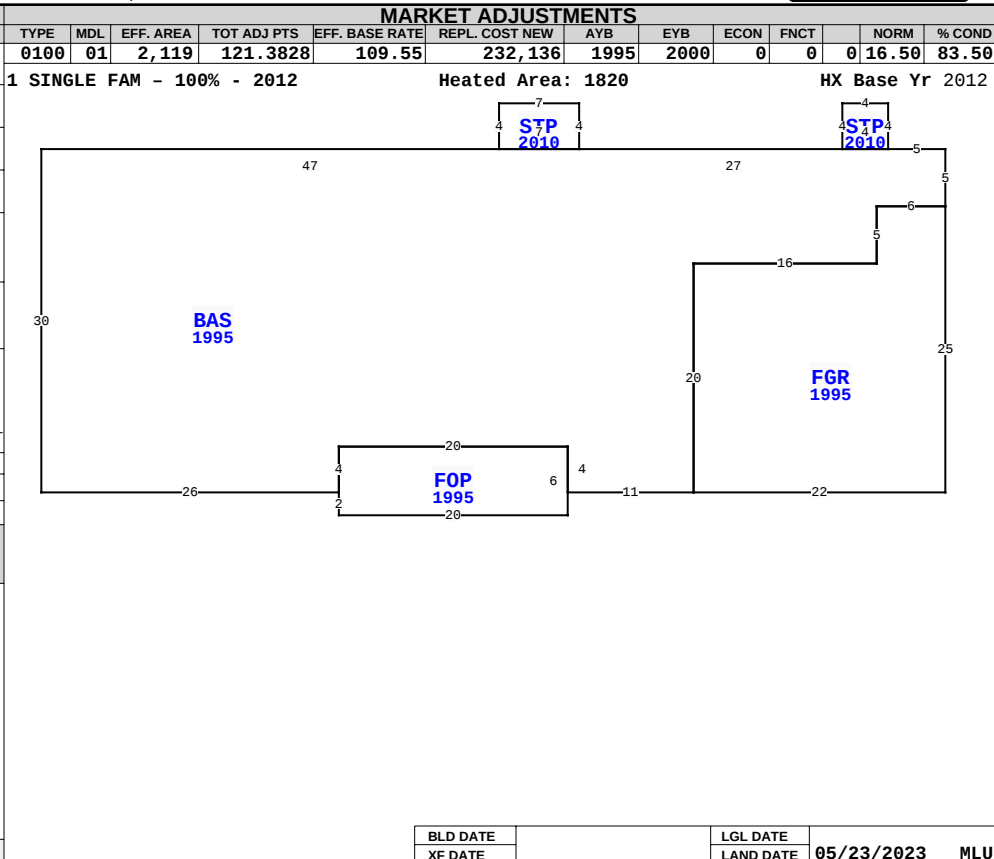
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,820	100	1,820	166,483
FGR	470	55	258	23,600
FOP	120	30	36	3,293
STP	16	10	2	183
STP	28	10	3	275
TOTALS	2,454		2,119	193,834

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	40	17	680.00	SF	6.50	
3	0812	CONCRETE C	0 100	0	0	2,441.00	SF	4.00	
4	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	
5	0351	CARPORT MT	0 100	0	0	360.00	SF	10.00	

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



44400 WOODLAND CIR, CALLAHAN				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765		
680.00	SF	6.50	6.50	100	2008	2008	3	90	3,978		
2,441.00	SF	4.00	4.00	100	2013	2013	3	95	9,276		
240.00	SF	30.00	30.00	100	2013	2013	3	65	4,680		
360.00	SF	10.00	10.00	100	2013	2013	3	65	2,340		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		193,834	
TOTAL MARKET OB/XF VALUE		23,039	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		266,873	
SOH/AGL Deduction		136,025	
ASSESSED VALUE		130,848	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		80,848	
TOTAL JUST VALUE		266,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514346	REPAIR/RRF	8,800	03/01/2015
B1327645	GARAGE	17,665	10/01/2013
B1327005	XFOB	6,000	03/01/2013
B24874	REPAIR/RRF	300	07/01/2011
B951911	NEW CONSTR	0	05/01/1995
8098	NEW CONSTR	0	05/18/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1742/0670	6/03/2011	WD Q	I	02	
GRANTOR: WRIGHT CATHY ETAL					
GRANTEE: HIGGINBOTHAM JOSHUA					
0238/0246	4/01/1977	WD U	V		8,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W5 STP=[YR=2010] N4 W4 S4 E4 \$ W27									
STP=[YR=2010] N4 W7 S4 E7\$ W47 S30 E26 FOP=[YR=1995] S2E20 N6 W20 S4\$ N4 E20 S4 E11 FGR=[YR=1995] E22 N25 W6 S5 W16 S20\$N20 E16 N5 E6 N5\$.									