BLOCK 3 LOT 36
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

SHUMAN KENNETH JAY/
44100 WOODLAND CT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

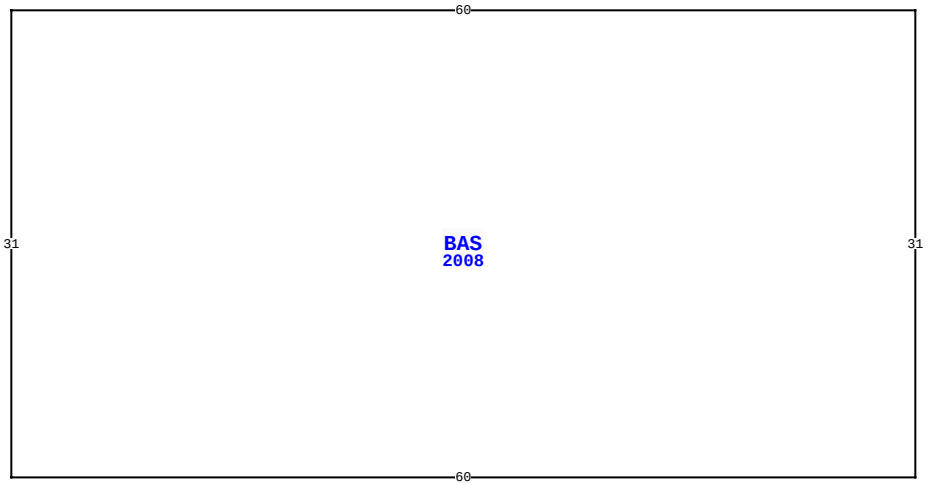
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	110,790
TOTALS	1,860		1,860	110,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	132.9600	93.07	173,110	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2015 Heated Area: 1860 HX Base Yr 2015



44100 WOODLAND CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		110,790
TOTAL MARKET OB/XF VALUE		1,860
TOTAL LAND VALUE - MARKET		82,432
TOTAL MARKET VALUE		195,082
SOH/AGL Deduction		87,998
ASSESSED VALUE		107,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,084
TOTAL JUST VALUE		195,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/0296	4/05/2012	WD	U	I	30	100

GRANTOR: SCHIHL CYNTHIA SOUTHW
GRANTEE: SHUMAN KENNETH JAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S31 E60 N31$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 1,860

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	OR	0.00	0.00	6.44	AC		1.00	1.00	0.80	16,000.00	12,800.00	82,432							

REVIEW DATE 01/06/2023 BY KW Total Acres: 6.44 Total Land Value: 82,432 Market: 0 Agricultural: 0 Common: 82,432 PRINTED 08/02/2023 BY SYS