

BLOCK 4 LOT 2  
IN OR 543 PG 733  
WOODLAND ESTATES UNIT 2

BLACKSHEAR LEE B & TERRI  
44850 WOODLAND CIRCLE  
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 80  |
| Roof Cover               | 12 | MODULAR MT 20  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 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       | 2,989            | 100         | 2,989        | 293,818              |
| FGR       | 600              | 55          | 330          | 32,439               |
| FOP       | 141              | 30          | 42           | 4,129                |
| FOP       | 168              | 30          | 50           | 4,915                |
| UDG       | 1,426            | 55          | 784          | 77,067               |
| UDU       | 63               | 55          | 35           | 3,440                |
| UOP       | 408              | 20          | 82           | 8,060                |
| TOTALS    | 5,795            |             | 4,312        | 423,868              |

| EXTRA FEATURES |            |             |         |     |   |       |          |             |                |
|----------------|------------|-------------|---------|-----|---|-------|----------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT       | Adj R       | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     | 1.00     | UT 3,500.00 | 3,500.00       |
| 2              | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     | 2,004.00 | SF 4.00     | 4.00           |
| 3              | 1242       | WD DECK A   | 0       | 100 | 0 | 0     | 207.00   | SF 10.00    | 10.00          |
| 4              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 196.00   | SF 7.00     | 7.00           |

| 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 | 0006 | OR       | 0.00  | 0.00  | 1.00        |

REVIEW DATE 12/20/2021 BY KBA

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |       |        |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                                                | 01  | 4,312     | 104.7816    | 124.43         | 536,542        | 1989 | 1994 | 0    | 0    | 21.00 | 79.00  |
| 1 SNGL FAM - 100% - 0 Heated Area: 2989 HX Base Yr                  |     |           |             |                |                |      |      |      |      |       |        |
|                                                                     |     |           |             |                |                |      |      |      |      |       |        |
| 44850 WOODLAND CIR, CALLAHAN                                        |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 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 |
|-----|------------|-------------|---------|-----|---|-------|----------|-------------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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   | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     | 2,004.00 | SF 4.00     | 4.00           | 100       | 1989    | 1989        | 3 | 59.5   | 4,770           |       |
| 3   | 1242       | WD DECK A   | 0       | 100 | 0 | 0     | 207.00   | SF 10.00    | 10.00          | 100       | 2005    | 2005        | 3 | 27     | 559             |       |
| 4   | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 196.00   | SF 7.00     | 7.00           | 100       | 2005    | 2005        | 3 | 87     | 1,194           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| 8,903       |          |     |                      |     |      |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 423,868     |        |
| TOTAL MARKET OB/XF VALUE  |  | 8,903       |        |
| TOTAL LAND VALUE - MARKET |  | 50,000      |        |
| TOTAL MARKET VALUE        |  | 482,771     |        |
| SOH/AGL Deduction         |  | 281,295     |        |
| ASSESSED VALUE            |  | 201,476     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 151,476     |        |
| TOTAL JUST VALUE          |  | 482,771     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 369,809     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 6895       | GARAGE      | 21,950 | 12/13/1990 |

| SALES DATA                |           |           |     |     |        |            |  |
|---------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number         | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0543/0733                 | 5/19/1988 | WD        | U   | V   |        | 25,000     |  |
| GRANTOR: HOLDER MICHAEL G |           |           |     |     |        |            |  |
| GRANTEE: BLACKSHEAR LEE B |           |           |     |     |        |            |  |
| 0442/0235                 | 1/01/1985 | WD        | U   | V   |        | 25,000     |  |
| GRANTOR:                  |           |           |     |     |        |            |  |
| GRANTEE:                  |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

BUILDING DIMENSIONS  
FGR=[YR=1993] W24 BAS=[YR=1993] W3 N2 W10 S2 W1 FOP=[YR=1993] N4 UOP=[YR=2009] N17 W24 S17 E24\$ W24 S7E24 N3\$S3 W24N3W3 N2 W10 S2 W19 S39 E32 FOP=[YR=1993] S4 E24 N4 W7 N5 W9S5 W8\$ E8 N5 E9 S5 E45 N14 W24N25 \$ S25 E24 N25\$ PTR= E20 UDG=[YR=1993] E46 S31 W46 N31\$ W20\$ PTR= E86 UDU=[YR=1993] E9 S7 W9 N7\$ W86\$.

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