BLK 4 LOT 4
IN OR 275/207
WOODLAND ESTATES UNIT 2

BOLES NANCY K/BOLES RAY C
44822 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

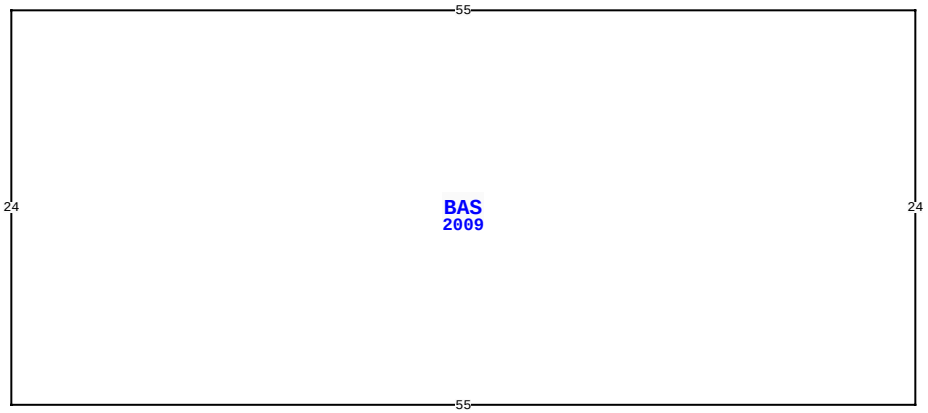
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	19,135
TOTALS	1,320		1,320	19,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	74.3400	48.32	63,782	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1320 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	19,135
TOTAL MARKET OB/XF VALUE	4,732
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	73,867
SOH/AGL Deduction	20,757
ASSESSED VALUE	53,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,110
TOTAL JUST VALUE	73,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/0323	1/03/2018	QC	U	I	11	100
GRANTOR: GREEN TERRY A						
GRANTEE: BOLES NANCY K & RAY						
0275/0207	9/01/1978	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						

44822 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	0	26	26	676.00	SF	35.00	35.00	100	1980	1980	3	20	4,732	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W55 S24 E55 N24$.

LAND DESCRIPTION

TOTAL OB/XF 4,732

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/13/2017 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS