

BLOCK 4 LOT 6
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

STEPHENS SHERRY L L/E/
44782 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM	MKT AREA	08
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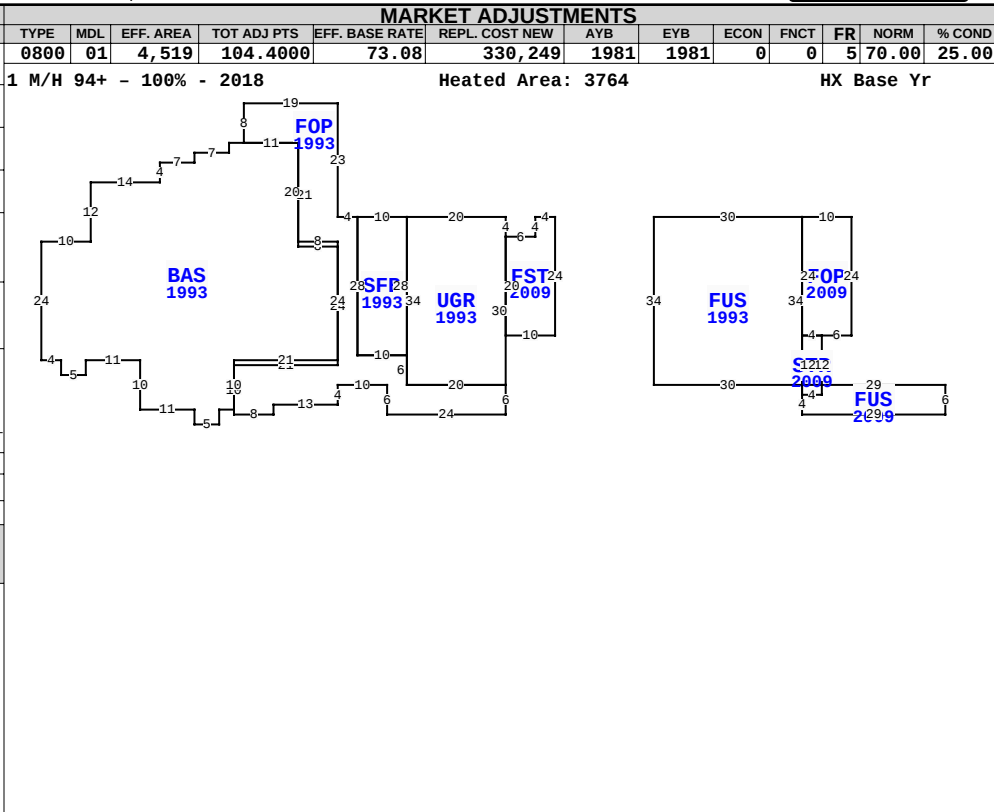
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	42,862
FOP	844	30	253	4,622
FOP	240	30	72	1,316
FST	216	55	119	2,174
FUS	1,020	100	1,020	18,636
FUS	174	100	174	3,179
SFB	280	80	224	4,093
STR	48	10	5	91
UGR	680	45	306	5,591
TOTALS	5,848		4,519	82,562

EXTRA FEATURES	44782 WOODLAND CIR, CALLAHAN
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L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	3,605	
2	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1985	1985	3	49.5	290	
3	0940	SHEDS/PORT	0 100	8	11	88.00	SF	18.30	18.30	100	1981	1981	3	20	322	
4	0940	SHEDS/PORT	0 100	8	7	56.00	SF	30.00	30.00	100	1981	1981	3	20	336	
5	0351	CARPORT MT	0 100	20	8	160.00	SF	10.00	10.00	100	1984	1984	3	20	320	
6	0510	GARAGE WD-	0 100	28	16	448.00	SF	26.95	26.95	100	1984	1984	3	20	2,415	
7	0681	POLE SHED	0 100	28	24	672.00	SF	15.00	15.00	100	1989	1989	3	20	2,016	
8	0681	POLE SHED	0 100	18	10	180.00	SF	15.00	15.00	100	1989	1989	3	20	540	
9	0810	CONCRETE A	0 100	21	10	210.00	SF	6.50	6.50	100	1985	1985	3	49.5	676	

LAND DESCRIPTION			TOTAL OB/IF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	50,000.00	50,000.00	50,000



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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			96,553
TOTAL MARKET OB/IF VALUE			10,520
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			157,073
SOH/AGL Deduction			5,588
ASSESSED VALUE			151,485
TOTAL EXEMPTION VALUE	13 WX		151,485
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			157,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3637	N/A	3,920	09/25/1986
3023	N/A	900	10/10/1985

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2632/274	7/01/2022	LE U	I	11	100
GRANTOR: STEPHENS SHERRY LEE					
GRANTEE: HEARN DAVID TYLER &					
2553/0152	4/06/2022	LE U	I	11	100
GRANTOR: STEPHENS SHERRY L					
GRANTEE: CASTLEMN CARRIE D &					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FST=[YR=2009] W4 S4 W6 UGR=[YR=1993] N4 W20 SFB=[YR=1993] W10 FOP=[YR=1993] W4 N23 W19 S8 BAS=[YR=1993] W3 S2 W7 S2 W7 S4 W14 S12 W10 S24 E4 S3 E5 N3 E11 S10 E11 S3E5 N3 E3 N10 E21 N24 W8 N20 W11\$ E11 S21 E8 S24 W21 S10 E8N2 E13 N4 E10 S6 E24 N6 W20 N6W10 N28\$ S28 E10 N28\$ S34 E20 N30\$ S20 E10 N24\$ PTR= E20 FUS=[YR=1993] E30 FOP=[YR=2009] E10 S24 W6 STR=[YR=2009] S12 W4 FUS=[YR=2009] S4 E29 N6 W29 S2\$ N12 E4\$ W4 N24\$ S34 W30 N34\$ W20\$.	

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