

BLOCK 4 N'LY 228FT OF LOT 7
ESMT OR 1617/1031
WOODLAND ESTATES UNIT 2

STEWART WILLIAM R III L/E/STEWART WILLIAM R IV L/E
44768 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0070



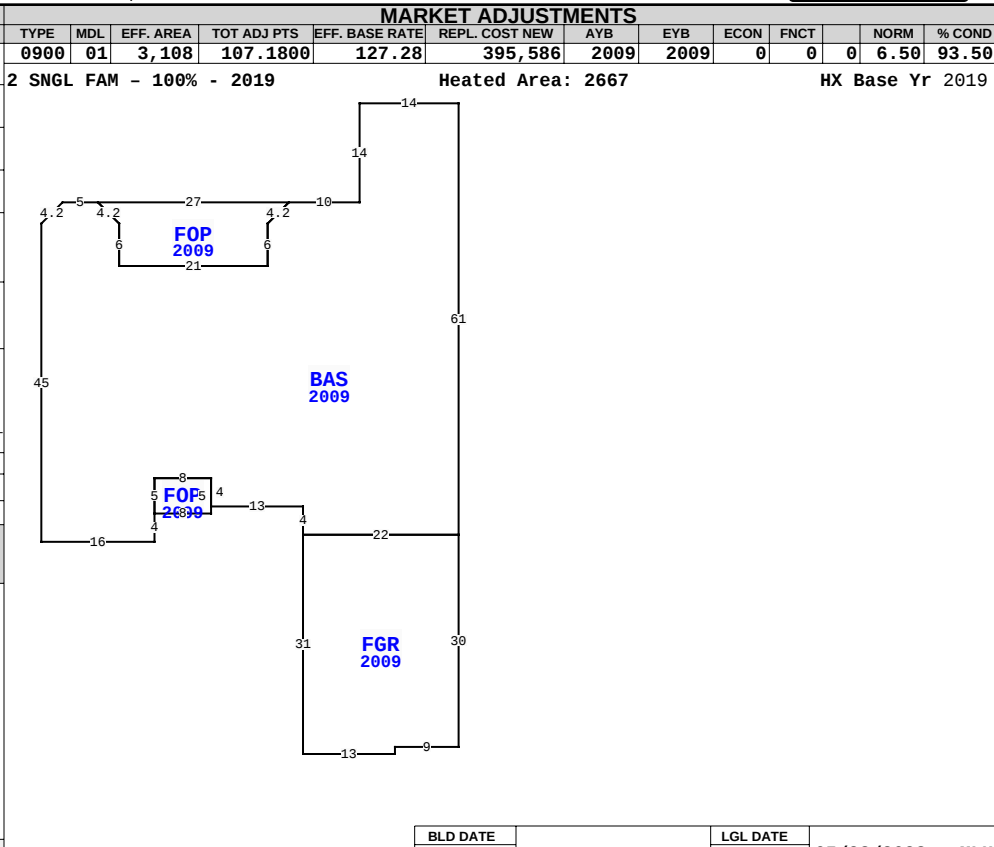
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,667	100	2,667	317,391
FGR	673	55	370	44,033
FOP	40	30	12	1,428
FOP	198	30	59	7,022
TOTALS	3,578		3,108	369,873

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009
7	0810	CONCRETE A	0 100	92	4	368.00	SF	6.50	6.50	100	2009
8	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2015
9	0855	CONC PAVER	0 100	0	0	1,368.00	SF	10.00	10.00	100	2015
10	0911	SCRN RM A	0 100	0	0	1,848.00	SF	17.50	17.50	100	2015
11	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	1.00



44768 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					369,873				
TOTAL MARKET OB/XF VALUE					75,650				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					495,523				
SOH/AGL Deduction					200,628				
ASSESSED VALUE					294,895				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					244,895				
TOTAL JUST VALUE					495,523				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					354,804				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530215	SWIM POOL	45,081	04/01/2015
B1530296	XF0B	28,604	04/01/2015
C5191	C0 ISSUED	0	06/10/2009
M14622	MECH OTHER	0	06/01/2009
MH5191	MH MOVE-ON	0	05/01/2009
P13753	OTHER	0	05/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2446/1435	3/24/2021	WD	U	I	11	100	
GRANTOR:MCINTOSH JANICE & WIL							
GRANTEE:MCINTOSH JANICE & W							
2435/1216	2/17/2021	WD	U	I	11	100	
GRANTOR:STEWART WILLIAM R III							
GRANTEE:MCINTOSH JANICE L/E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W14 S14 W10 FOP=[YR=2009] W27 D3 R3 S6 E21 N6 U3 R3 \$ D3 L3 S6 W21 N6 L3 U3 W5 D3 L3 S45 E16 N4 FOP=[YR=2009] E8 N5 W8 S5\$ N5 E8 S4 E13 S4 FGR=[YR=2009] S31 E13 N1 E9 N30 W22\$ E22 N61\$.									