BLOCK 4 LOT 13
IN OR 1504/1219
WOODLAND ESTATES UNIT 2

CLAYTON LAVERN E & CATHERINE E
PO BOX 146
CALLAHAN, FL 32011-0146

2023

16-1N-25-2912-0004-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

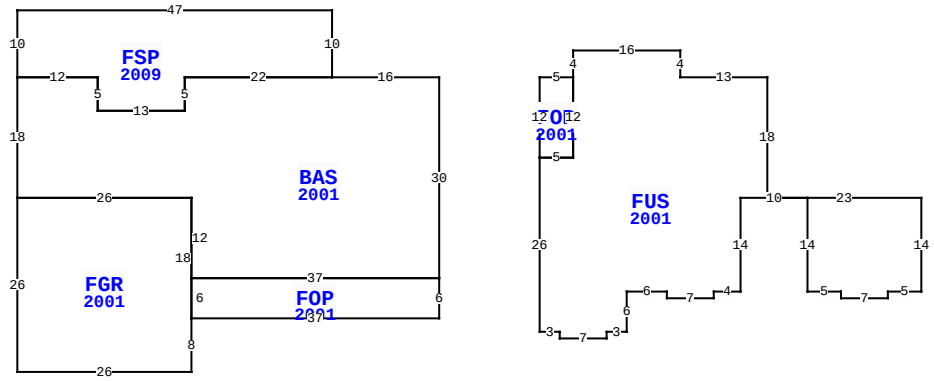
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,513	100	1,513	118,017
FGR	676	55	372	29,017
FOP	60	30	18	1,404
FOP	222	30	67	5,226
FSP	535	40	214	16,693
FUS	1,373	100	1,373	107,096
TOTALS	4,379		3,557	277,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,557	96.3000	86.91	309,139	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 1993 Heated Area: 2886 HX Base Yr 1993



44706 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	100	32	26	832.00	SF	35.00	35.00	10	1980	1980	3	20	5,824	
3	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50	6.50	100	1998	1998	3	77	1,441	
4	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2001	2001	3	82	2,303	
5	0350	CARPORT WD	0	100	20	8	160.00	SF	9.10	9.10	100	1985	1985	3	20	291	
6	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	2003	2003	3	22	106	
7	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	2003	2003	3	84	475	
8	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	100	2003	2003	3	84	371	
9	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2003	2003	3	84	360	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,452
TOTAL MARKET OB/XF VALUE		11,171
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		338,623
SOH/AGL Deduction		140,433
ASSESSED VALUE		198,190
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,190
TOTAL JUST VALUE		338,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017742	NEW CONSTR	0	02/01/2001
PNDG	NEW CONSTR	139,025	08/01/2000
B985505	XFOB	4,825	10/01/1998
8995	MH MOVE-ON	7,000	08/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1219	6/08/2007	QC	U	I	01	100
GRANTOR: CLAYTON LAVERN E						
GRANTEE: CLAYTON LAVERN E &						
1294/0358	2/09/2005	QC	U	I	06	100
GRANTOR: KARST VICTORIA JEAN						
GRANTEE: CLAYTON LAVERN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FSP=[YR=2009] N10 W47 S10 E12 S5 E13 N5 E22 $ W22 S5 W13 N5 W12 S18 FGR=[YR=2001] S26 E26 N8 FOP=[YR=2001] E37 N6 W37 S6 $ N18 W26 $ E26 S12 E37 N30 $ PTR= E15 FOP=[YR=2001] E5 FUS=[YR=2001] N4 E16 S4 E13 S18 E23 S14 W5 S1 W7 N1 W5 N14 W10 S14 W4 S1 W7 N1 W6 S6 W3 S1 W7 N1 W3 N26 E5 N12 $ S12 W5 N12 $ W15 $. 15 $.

LAND DESCRIPTION

TOTAL OB/XF 11,171

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS