

BLOCK 4 LOT 17
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BENNETT HANNAH TAYLOR ET AL/SESSIONS TYLER MITHCEL
44644 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

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	1,560	100	1,560	139,404
FGR	462	55	254	22,698
FOP	120	30	36	3,217
UOP	320	20	64	5,719

TOTALS 2,462 1,914 171,038

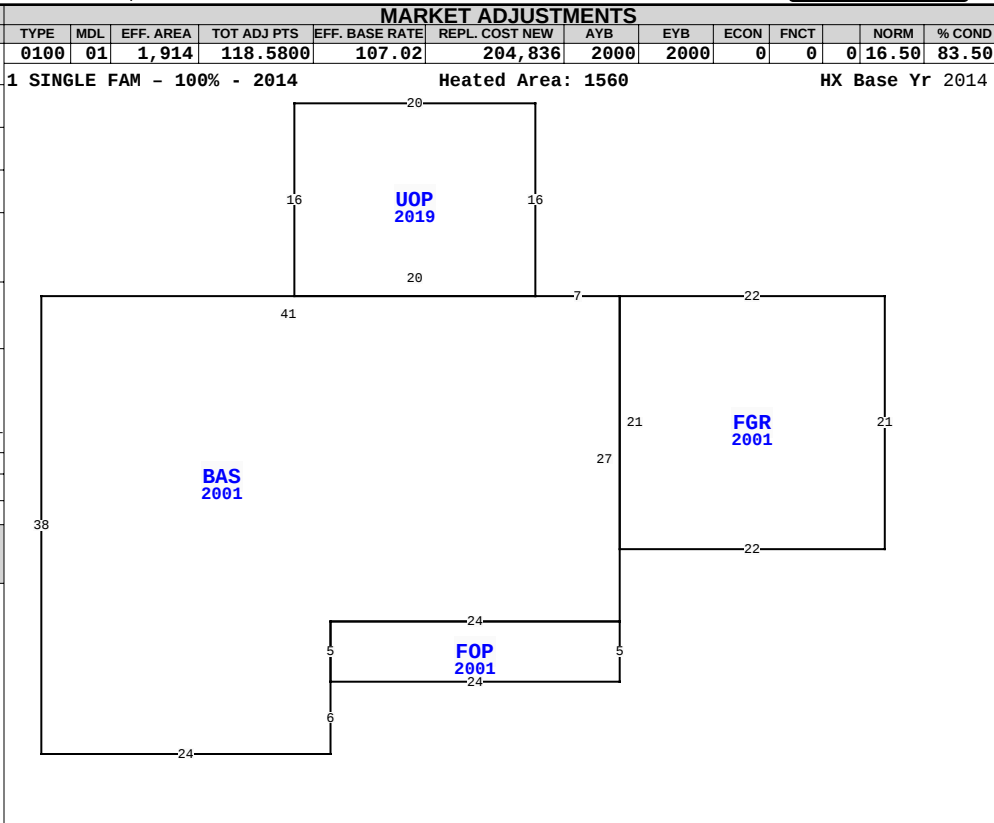
EXTRA FEATURES

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
2	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	1989	1989	3	20	420	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
4	0811	CONCRETE B	0 100	0	0	645.00	SF	5.20	5.20	100	2000	2000	3	80	2,683	
5	0825	BRICK	0 100	0	0	273.00	SF	12.50	12.50	100	2000	2000	3	94	3,208	
6	0510	GARAGE WD-	0 100	20	14	280.00	SF	28.00	28.00	100	2005	2005	3	44	3,450	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 11/25/2019 BY KBA



44644 WOODLAND CIR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/23/2023	MLU
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TOTAL OB/XF 12,736

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,038
TOTAL MARKET OB/XF VALUE		12,736
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		233,774
SOH/AGL Deduction		96,121
ASSESSED VALUE		137,653
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,653
TOTAL JUST VALUE		233,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003694	REPAIR/RRF	13,328	03/20/2023
B996385	NEW CONSTR	90,000	08/01/1999
5814	XFOB	0	06/15/1989
6995	MH MOVE-ON	16,000	10/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/315	4/06/2023	WD	Q	I	02	385,000

GRANTOR: HIGGINBOTHAM JUSTIN D

GRANTEE: BENNETT HANNAH TAYL

1892/1734 12/06/2013 WD Q I 01 145,000

GRANTOR: JANNEY SUSAN JANE

GRANTEE: HIGGINBOTHAM JUSTIN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W22 BAS=[YR=2001] W7 UOP=[YR=2019] N16 W20 S16 E20\$ W41 S38E24 N6 FOP=[YR=2001] E24 N5 W24 S5 \$ N5 E24 N27 \$ S21 E22 N21 \$.

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