

BLOCK 4 LOT 19
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BAUER DAVID A/SCHOTT-BAUER MARY
44610 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	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	916	100	916	81,005
FOP	108	30	32	2,830
FOP	160	30	48	4,245
FST	336	55	185	16,360
FUS	864	100	864	76,407
UGR	504	45	227	20,075
UOP	16	20	3	265
TOTALS	2,904		2,275	201,188

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	
3	0802	ASPHALT B	0	100	86	8	688.00	SF	2.40	2.40	
6	1242	WD DECK A	0	100	20	15	300.00	SF	10.00	10.00	
7	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	
8	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,275	114.2680	103.13	234,621	1988	1993	0	0	14.25	85.75
1 SINGLE FAM - 100% - 1995 Heated Area: 1780 HX Base Yr 1995											
44610 WOODLAND CIR, CALLAHAN											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		201,188	
TOTAL MARKET OB/XF VALUE		9,173	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		260,361	
SOH/AGL Deduction		118,907	
ASSESSED VALUE		141,454	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		91,454	
TOTAL JUST VALUE		260,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2630/0518	4/06/2023	WD	U	I	11
GRANTOR: BAUER DAVID A					
GRANTEE: BAUER DAVID S & MAR					
0710/0621	8/01/1994	WD	Q	I	
GRANTOR: CREWS RITA H					
GRANTEE: BAUER DAVID & CHRIS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W17 UOP=[YR=1993] N4 W4 BAS=[YR=1993] N12 W32 S12 FOP=[YR=1993] W8 S20 E8 N20\$ S20 E14 FOP=[YR=1993] E18 N6 W18 S6\$ N6 E18N14\$S4 E4 \$ W4 S24 E21 N24\$ PTR= E20 FUS=[YR=1993] E32 S27 W32 N27\$ W20\$ PTR=E72 FST=[YR=1993] E14 S24 W14 N24\$W72\$.											