

BLOCK 4 LOT 24
IN OR 732 PG 540
R108024 & 108025

HART CHARLES W & BRENDA G
44554 WOODLAND HEIGHTS CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0240



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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	2,102	100	2,102	197,301
FOP	68	30	20	1,878
PTO	200	5	10	938

TOTALS	2,370		2,132	200,117
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	20	20	400.00	SF	10.00	10.00	100	1985
4	0812	CONCRETE C	0 100	0	0	1,400.00	SF	4.00	4.00	100	1996
5	0810	CONCRETE A	0 100	0	0	291.00	SF	6.50	6.50	100	1999
6	0811	CONCRETE B	0 100	0	0	855.00	SF	5.20	5.20	100	2001
7	0681	POLE SHED	0 100	32	12	384.00	SF	15.00	15.00	100	2001
8	0940	SHEDS/PORT	0 100	20	10	200.00	SF	22.50	22.50	100	2001
9	0479	VF PICKET	0 100	0	0	172.00	LF	10.00	10.00	100	2004

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	000115	C	SFR ACRES	100		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
0900	01	2,132	95.5206	113.43	241,833	1999	1999	0	0	0 17.25	82.75
1 SNGL FAM - 100% - 0											
Heated Area: 2102											
HX Base Yr											
PTO 1999											
BAS 1999											
FOP 1999											

44554 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0680	POLE SHED	0 100	20	20	400.00	SF	10.00	10.00	100	1985	1985	3	20	800	
4	0812	CONCRETE C	0 100	0	0	1,400.00	SF	4.00	4.00	100	1996	1996	3	73	4,088	
5	0810	CONCRETE A	0 100	0	0	291.00	SF	6.50	6.50	100	1999	1999	3	79	1,494	
6	0811	CONCRETE B	0 100	0	0	855.00	SF	5.20	5.20	100	2001	2001	3	82	3,646	
7	0681	POLE SHED	0 100	32	12	384.00	SF	15.00	15.00	100	2001	2001	3	30	1,728	
8	0940	SHEDS/PORT	0 100	20	10	200.00	SF	22.50	22.50	100	2001	2001	3	20	900	
9	0479	VF PICKET	0 100	0	0	172.00	LF	10.00	10.00	100	2004	2004	3	66	1,135	

TOTAL OB/XF											
13,791											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		200,117	
TOTAL MARKET OB/XF VALUE		13,791	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		263,908	
SOH/AGL Deduction		123,505	
ASSESSED VALUE		140,403	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		90,403	
TOTAL JUST VALUE		263,908	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002879	GARAGE	37,286	04/01/2019
B996274	NEW CONSTR	100,000	01/07/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0890/1098	7/09/1999	WD U	I	I	01	10,400	
GRANTOR: HART BRENDA G & CHARL							
GRANTEE: HART CHARLES W & BR							
0732/0540	6/23/1995	QC U	I	I	06	16,500	
GRANTOR: HART CHARLES W							
GRANTEE: HART BRENDA G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W24 PTO=[YR=1999] N10 W20 S10 E20 \$ W38 S35 E27 FOP=[YR=1999] E17 N4 W17 S4 \$ N4 E17 S4 E18 N35 \$.											