

BLOCK 4 LOT 28
R787746 & R787747
IN OR 910/1428

PIERCE ROLAND H & PAULA J
44496 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,152	100
FOP	112	30
UOP	310	25
TOTALS	1,574	1,264

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,264	115.0000	74.75	94,484	1975	1981	0	0	70.00	30.00
1 M/H 93- - 100% - 2000 Heated Area: 1152 HX Base Yr 2000											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,152	100	1,152	25,834							
FOP	112	30	34	763							
UOP	310	25	78	1,749							
TOTALS	1,574		1,264	28,345							

EXTRA FEATURES							44496 WOODLAND CIR, CALLAHAN				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	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1981	1981	3	20	600				
2	0350	CARPORT WD	0	100	20	26	520.00	SF	13.00	13.00	100	2004	2004	3	24	1,622				
3	0812	CONCRETE C	0	100	0	0	1,308.00	SF	4.00	4.00	100	2003	2003	3	84	4,395				
4	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	2003	2003	3	36	7,862				
6	0350	CARPORT WD	0	100	25	22	550.00	SF	9.10	9.10	100	2013	2013	3	65	3,253				
7	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2021	2021	3	97	3,492				

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur01FLAT 100
Roof Cover12MODULAR MT 100
Interior Wall07NONE 100
Interior Floo03CONC FINSH 100
Air Condition01NONE 100
Heating Type01NONE 100
Bedrooms00100
Bathrooms00100
Frame Stories1.1.100
UnitsOccupancy00100
None 100

Quality04Quality Level 04
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8005.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS4001004007,845
PTO12056118

TOTALES204067,963

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA65000140656.5950EFF. BASE RATE19.81REPL. COST NEW8,043AYB2022EYB2022ECONFNCT00NORM% COND1.0099.00

2 GARAGE RES - 100% - 2000Heated Area: 400HX Base Yr 2000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETHAN 36,308
TOTAL MARKET OB/XF VALUETHAN 21,224
TOTAL LAND VALUE - MARKETHAN 50,000
TOTAL MARKET VALUETHAN 107,532
SOH/AGL DeductionTHAN 43,202
ASSESSED VALUETHAN 64,330
TOTAL EXEMPTION VALUETHAN HX HB 39,330
BASE TAXABLE VALUETHAN 25,000
TOTAL JUST VALUETHAN 107,532
NCON VALUETHAN 11,455
INCOME VALUETHAN
PREVIOUS YEAR MKT VALUETHAN 68,538

Sales Data

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE
0910/142812/08/1999WDQI10646,500

GRANTOR: KING HILLY JR

GRANTEE:PIERCE ROLAND H & P

0832/08245/04/1998QCUI06100

GRANTOR: KING KATHLEEN S

GRANTEE:KING HILLY JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S20 E8 PTO=[YR=2022] S10 E12 N10 W12\$ E12 N20\$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

REVIEW DATE 01/06/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS