

NEWKIRK CARLA RAE/DAVIS TERRI HALL
44482 WOODLAND CIR
CALLAHAN, FL 32011

16-1N-25-2912-0004-0290

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE				185,795					
TOTAL MARKET OB/XF VALUE				30,648					
TOTAL LAND VALUE - MARKET				50,000					
TOTAL MARKET VALUE				266,443					
SOH/AGL Deduction				72,551					
ASSESSED VALUE				193,892					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				143,892					
TOTAL JUST VALUE				266,443					
NCON VALUE				32,349					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				172,050					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B2215723		GARAGE		31,428		10/19/2022			
R2210342		REPAIR/RRF		14,280		07/06/2022			
MH992546		MH MOVE-ON		0		01/02/1999			
5659		SWIM POOL		15,530		04/19/1989			
4894		REPAIR/RRF		3,561		05/13/1988			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2317/0899		11/07/2019		QC	U	I	11	55,000	
GRANTOR: DAVIS TERRY HALL									
GRANTEE: DAVIS TERRI HALL &									
1953/1573		12/19/2014		WD	Q	I	01	130,000	
GRANTOR: WALKER WILLIAM JR & P									
GRANTEE: DAVIS TERRY HALL									
BUILDING NOTES									
BUILDING DIMENSIONS									
UGR=[YR=1993] W24 USP=[YR=2022] N10 W17 S10 BAS=[YR=1993] W34 S27 PTO=[YR=2022] S6 E28 N6 W28\$ E28 FOP=[YR=1993] S6 E23 N6 W23\$ E23 N27W17\$ E17\$ S23 E24 N23\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000									
Common: 50,000 PRINTED 08/02/2023 BY SYS									

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