

BLOCK 4 LOT 30
IN OR 678 PG 1270
WOODLAND ESTATES UNIT 2

DENMARK DONALD A SR & BRENDA D
44472 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,928	100	1,928	144,909
BAS	588	100	588	44,194
FCP	224	25	56	4,209
FEP	168	80	134	10,072
FOP	160	30	48	3,608
FOP	138	30	41	3,081
UST	24	45	11	827
TOTALS	3,230		2,806	210,900

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,334.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	23	49	1,127.00	SF	35.00	35.00	
3	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	
4	0681	POLE SHED	0	100	9	49	441.00	SF	15.00	15.00	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0812	CONCRETE C	0	100	0	0	2,927.00	SF	4.00	4.00	
7	0751	UOP	0	100	27	10	270.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000110	C	SFR RURAL	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	2,806	96.0000	86.64	243,112	1978	1995	0	0	0	13.25
1 SINGLE FAM - 100% - 0 Heated Area: 2516 HX Base Yr											
44472 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

TOTAL OB/XF											
26,603											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			210,900
TOTAL MARKET OB/XF VALUE			26,603
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			287,503
SOH/AGL Deduction			128,770
ASSESSED VALUE			158,733
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			108,733
TOTAL JUST VALUE			287,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530632	XFOB	5,333	06/01/2015
P14099	OTHER	0	01/01/2010
B23080	ADDITION	50,000	11/01/2009
R12202	REPAIR/RRF	12,000	11/01/2009
2997	H/AC	3,400	04/27/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0678/1270	4/08/1993	WD	Q	I	
GRANTOR: COPHER IRA & REBECCA					SALE PRICE
GRANTEE: DENMARK DONALD SR					
0519/1276	6/12/1987	WD	Q	I	
GRANTOR: MOORE TERRY & CAROL					87,000
GRANTEE: COPHER IRA & REBECC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FEP=[YR=1993] N14 W11 BAS=[YR=2010] N27 W18 UST=[YR=2010] W6 S4 FOP=[YR=2010] S23 FCP=[YR=1993] W10 S14 E16 N14 W6\$ E6 N23 W6\$ E6 N4\$ S33 E17 N6 E1\$ W1 S14 E12\$ W12 N8 W17S8 W16 S28 E22 FOP=[YR=1993] S8 E20 N8 W20\$ E42N28\$.											