

BLOCK 4 LOTS 32 & 33
IN OR 265/339 & OR 333/451
WOODLAND ESTATES UNIT 2

SIMMONS KARL S & WANDA LEE
44017 WOODLAND COURT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0320



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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		

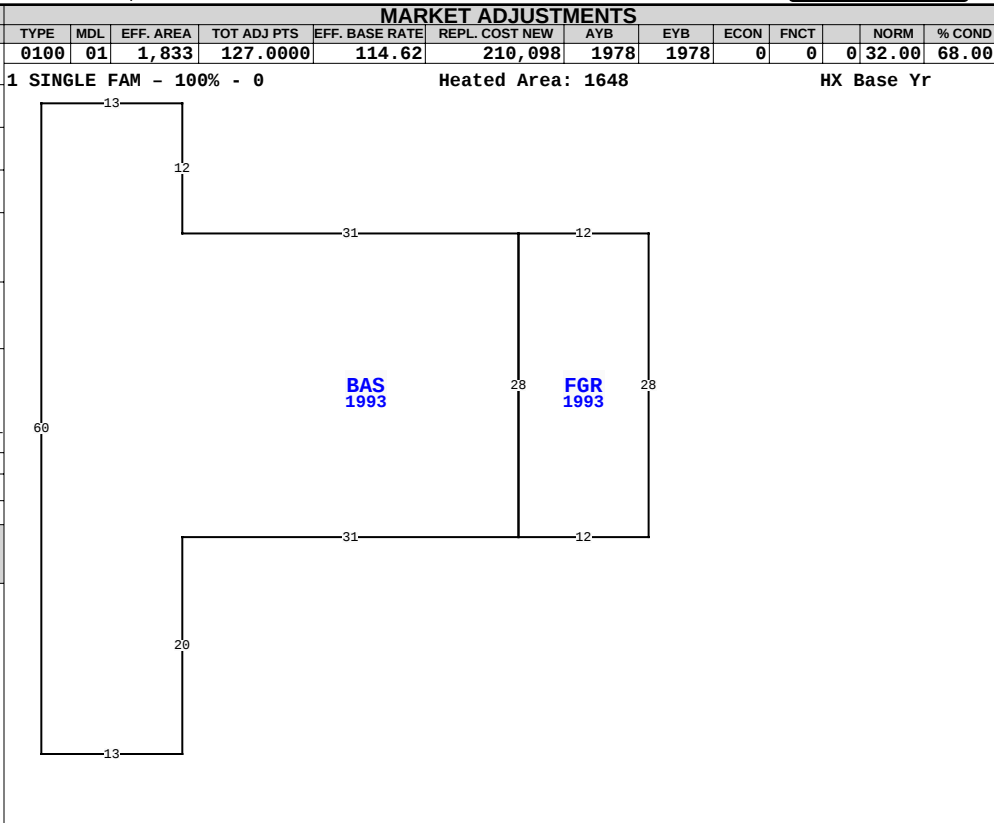
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1,648	128,448
FGR	336	55	185	14,419

TOTALS	1,984	1,833	142,867
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	406.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE 04/30/2018 BY KBX



44017 WOODLAND CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
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Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500

NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		142,867
TOTAL MARKET OB/XF VALUE		6,048
TOTAL LAND VALUE - MARKET		62,500
TOTAL MARKET VALUE		211,415
SOH/AGL Deduction		88,481
ASSESSED VALUE		122,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,934
TOTAL JUST VALUE		211,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95336	REPAIR/RRF	2,800	05/01/1995
8321	ADDITION	8,400	08/21/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0265/0339	5/01/1978	WD	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1993] W12 BAS=[YR=1993] W31 N12 W13 S60 E13 N20 E31 N28\$ S28 E12 N28\$.					