

BLOCK 5 LOT 1
IN OR 863 PG 1820
WOODLAND ESTATES UNIT 2

KING KURT ALLEN & ROBIN LORENE
44845 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

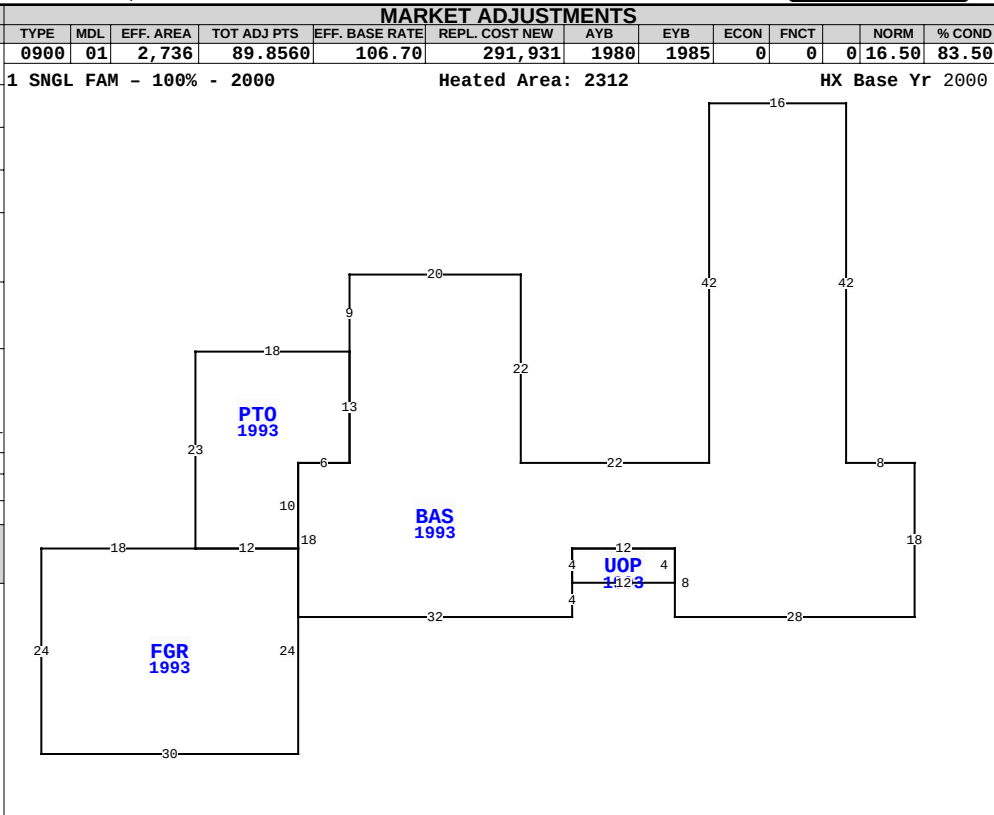
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	205,986
FGR	720	55	396	35,281
PTO	354	5	18	1,604
UOP	48	20	10	891

TOTALS	3,434	2,736	243,762
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	

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	



44845 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,930											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		243,762	
TOTAL MARKET OB/XF VALUE		4,930	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		298,692	
SOH/AGL Deduction		157,436	
ASSESSED VALUE		141,256	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		91,256	
TOTAL JUST VALUE		298,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313305	REPAIR/RRF	11,500	01/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0863/1820	1/22/1999	WD	Q	I		122,500	
GRANTOR: HIGGINS WALTER SR & J							
GRANTEE: KING KURT ALLEN & R							
0709/1400	7/22/1994	WD	U	I	05	100	
GRANTOR: GLEIM CHARLES HENRY							
GRANTEE: HIGGINS WALTER SR &							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 S42 W22 N22 W20 S9 PTO=[YR=1993] W18 S23 FGR=[YR=1993] W18 S24 E30 N24 W12\$ E12 N10 E6 N13\$ S13 W6 S18 E32 N4 UOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 S8 E28 N18 W8 N42\$.											