BLOCK 5 LOT 16
IN OR 675 PG 1682
WOODLAND ESTATES UNIT 2

MORGAN JAMES N JR
44537 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

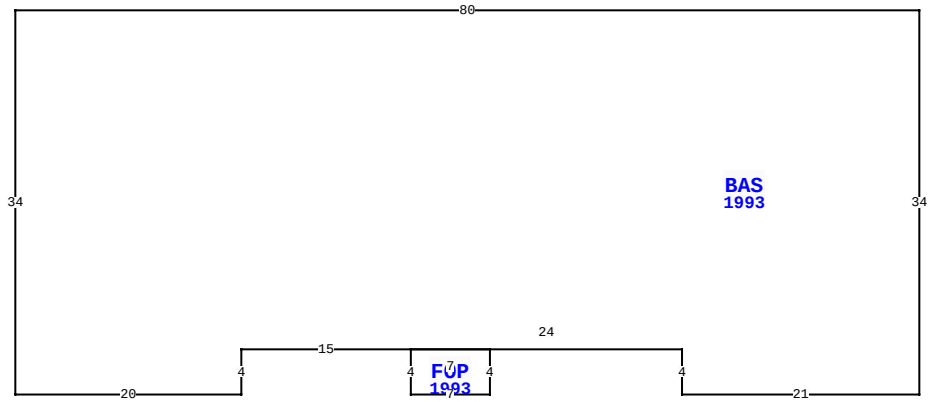
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2,564	225,877
FOP	28	30	8	705
TOTALS	2,592		2,572	226,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,572	91.5840	108.76	279,731	1984	1984	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 0 Heated Area: 2564 HX Base Yr



44537 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,582
TOTAL MARKET OB/XF VALUE		58,331
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		334,913
SOH/AGL Deduction		147,355
ASSESSED VALUE		187,558
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,558
TOTAL JUST VALUE		334,913
NCON VALUE		27,846
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001023	SWIM POOL	40,000	03/01/2018
R1213200	REPAIR/RRF	7,000	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0675/1682	2/23/1993	WD	U	I	05	70,000
GRANTOR: SEC OF HOUSING URBAN						
GRANTEE: MORGAN JAMES N JR						
0668/0814	10/15/1992	WD	U	I	03	100
GRANTOR: SOURCE ONE MTG SERVS						
GRANTEE: SEC OF HOUSING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S34 E20 N4 E15 FOP=[YR=1993] S4 E7 N4 W7$E24 S4 E21 N34$.

EXTRA FEATURES

LN	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
4	0811	CONCRETE B	0	100	0	0	982.00	SF	5.20	5.20	100	1984	1984	3	47	2,400	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2012	2012	3	71	14,314	
6	0462	ST/AL FNC	0	100	0	0	769.00	SF	10.00	10.00	100	2018	2018	3	90	6,921	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
8	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2018	2018	3	90	27,846	
9	0845	KOOL DECK	0	100	0	0	924.00	SF	7.25	7.25	100	2018	2018	3	98	6,565	

LAND DESCRIPTION

TOTAL OB/XF 58,331

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS