BLOCK 5 LOT 28
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

MINARD ZACHARY R
44755 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

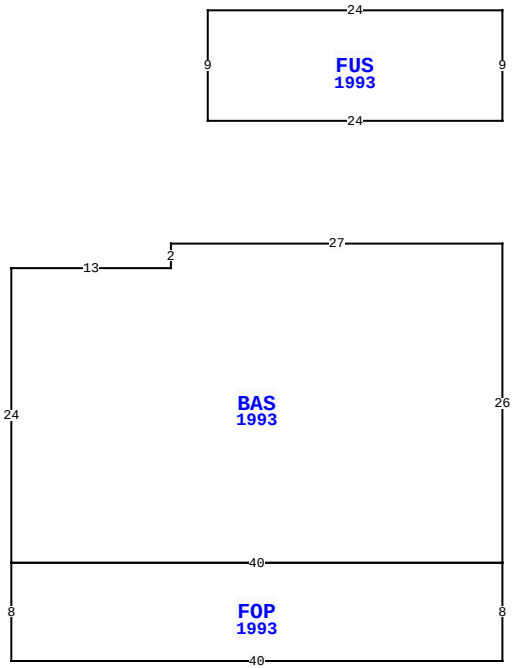
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	122,724
FOP	320	30	96	11,619
FUS	216	100	216	26,142
TOTALS	1,550		1,326	160,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,326	101.9200	121.03	160,486	1986	2001	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1230 HX Base Yr 2022



44755 WOODLAND CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,486
TOTAL MARKET OB/XF VALUE		18,426
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		228,912
SOH/AGL Deduction		30,257
ASSESSED VALUE		198,655
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,655
TOTAL JUST VALUE		228,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7466	ADDITION	11,424	08/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0689	3/22/2021	WD	Q	I	01	244,900
GRANTOR: ROBINSON MARK A & KAY						
GRANTEE: MINARD ZACHARY R						
1987/1011	6/15/2015	WD	Q	I	01	147,000
GRANTOR: HEESE HEIKO						
GRANTEE: ROBINSON MARK A & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S2 W13 S24 FOP=[YR=1993] S8 E40 N8 W40 $ E40 N26 $ PTR= N10 FUS=[YR=1993] N9 W24 S9 E24 $ S10 $.

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
1	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	62	3,100	
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	1993	1993	3	30	10,080	
3	1242	WD DECK A	0	100	0	0	612.00	SF	10.00	10.00	100	2003	2003	3	22	1,346	
4	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	2003	2003	3	84	3,189	
5	0855	CONC PAVER	0	100	0	0	121.00	SF	7.00	7.00	100	2003	2003	3	84	711	

LAND DESCRIPTION

TOTAL OB/XF 18,426

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	000115	C	SFR ACRES	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