

BLOCK 5 LOT 29
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

VEAL LESLIE F/
44777 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	52,120
UCP	684	20	137	4,904
UOP	112	25	28	1,002
USP	240	50	120	4,296

TOTALS	2,492	1,741	62,322
--------	-------	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	24	28	672.00	SF	40.00	40.00	
2	0810	CONCRETE A	0	100	20	22	440.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	
4	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	0681	POLE SHED	0	100	12	22	264.00	SF	15.00	15.00	
8	0681	POLE SHED	0	100	14	8	112.00	SF	15.00	15.00	
9	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	
10	0940	SHEDS/PORT	0	100	12	10	120.00	SF	18.30	18.30	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	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
0820	02	1,741	131.1200	85.23	148,385	1988	1997	0	0	58.00	42.00
1 M/H 93- - 100% - 0											
Heated Area: 1456 HX Base Yr											
44777 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		62,322	
TOTAL MARKET OB/XF VALUE		21,362	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		133,684	
SOH/AGL Deduction		72,285	
ASSESSED VALUE		61,399	
TOTAL EXEMPTION VALUE		HX HB 36,399	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		133,684	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		96,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2631/1945	8/09/2022	LE	U	I	11
GRANTOR: VEAL LESLIE F					
GRANTEE: BUZZARD JAMES H & H					
2320/1317	11/20/2019	QC	U	I	11
GRANTOR: VEAL LESLIE F & MARGI					
GRANTEE: VEAL LESLIE F & MAR					

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W36 UOP=[YR=1993] N8 W14 S4 UCP=[YR=2007] W28 S30 E22 N26 E6 N4\$ S4 E14\$ W20 S26 E23 USP=[YR=2008] S10 E24 N10 W24\$ E33 N26\$.											