

BLOCK 6 LOT 2
IN OR 2066/131
WOODLAND ESTATES UNIT 2

MOORE LINDA MARR
44063 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	06	Quality Level 06
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	2,233	100	2,233	209,487
FGR	575	55	316	29,645
FOP	156	30	47	4,409
FUS	340	100	340	31,897
STR	40	10	4	375
UOP	168	20	34	3,190

TOTALS	3,512		2,974	279,003
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0		426.00	SF 6.50	100	1989
2	1242	WD DECK A	0	100	8	14		112.00	SF 10.00	100	1989
3	0940	SHEDS/PORT	0	100	6	10		60.00	SF 20.10	100	1980
4	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1989
5	0811	CONCRETE B	0	100	0	0		630.00	SF 5.20	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00

REVIEW DATE 04/18/2017 BY KB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,974	120.5200	108.77	323,482	1989	1994	0	0	0	13.75
1 SINGLE FAM - 100% - 2017 Heated Area: 2573 HX Base Yr											
44063 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

TOTAL OB/XF											
6,590											

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6,590											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		279,003	
TOTAL MARKET OB/XF VALUE		6,590	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		335,593	
SOH/AGL Deduction		120,828	
ASSESSED VALUE		214,765	
TOTAL EXEMPTION VALUE		13	214,765
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		335,593	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2066/0131	8/17/2016	WD Q	I	01	
GRANTOR: BARR CHARLES M & TANY					
GRANTEE: MOORE LARRY DAVID &					
1507/0476	6/21/2007	WD Q	I		
GRANTOR: CANTRELL WENDELL L					
GRANTEE: BARR CHARLES M & TA					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W38 UOP=[YR=2007] N12 W14 S12 E14\$ W40 S38 E29 FOP=[YR=1993] E26 FGR=[YR=1993] E23 N25 W23 S25\$ N6 W26 S6\$ N6 E26 N19 E23 N13\$ PTR=E20 FUS=[YR=2016] E26 S10 STR=[YR=2016] E4 S4 W10 N4 E6\$ W6 S4 W20 N14\$ W20\$.											

OTHER ADJUSTMENTS AND NOTES											

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