BLOCK 6 LOT 3 RP 2106
IN OR 224 PG 191
WOODLAND ESTATES UNIT 2

BURNETT WAYNE E & S JUNE
44089 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0006-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

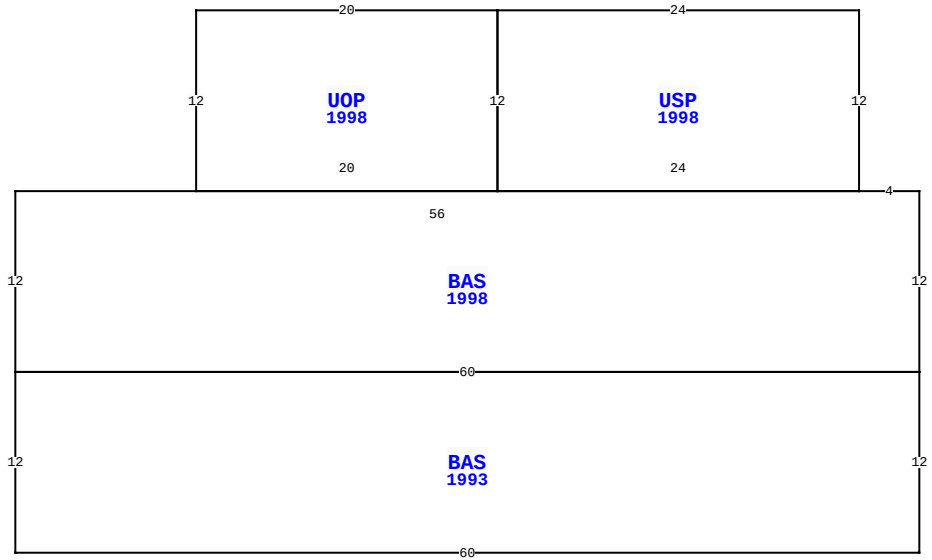
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	16,006
BAS	720	100	720	16,006
UOP	240	25	60	1,334
USP	288	50	144	3,201
TOTALS	1,968		1,644	36,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,644	114.0000	74.10	121,820	1972	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1440 HX Base Yr



44089 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		36,546
TOTAL MARKET OB/XF VALUE		13,014
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		99,560
SOH/AGL Deduction		42,230
ASSESSED VALUE		57,330
TOTAL EXEMPTION VALUE	HX HB	32,330
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0224/0191	1/01/1976	WD	Q	V		8,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 USP=[YR=1998] N12 W24 UOP=[YR=1998] W20 S12 E20 N12$ S12 E24$ W56 S12 BAS=[YR=1993] S12 E60 N12 W60$ E60 N12$.

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	0510	GARAGE WD-	0	100	48	30	1,440.00	SF	35.00	35.00	100	1990	1990	3	20	10,080	
2	0351	CARPORT MT	0	100	26	36	936.00	SF	10.00	10.00	100	2005	2005	3	27	2,527	
3	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	2005	2005	3	87	407	

LAND DESCRIPTION

TOTAL OB/XF 13,014

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 08/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS