BLOCK 6 LOT 5
IN OR 1606/1855
WOODLAND ESTATES UNIT 2

HICKS RICHARD L
44161 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0006-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

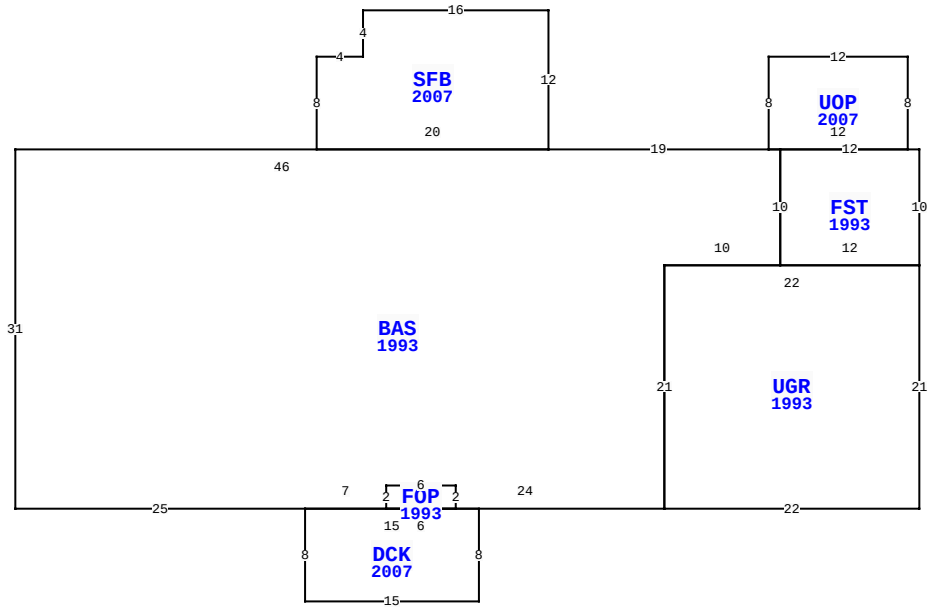
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	144,262
DCK	120	10	12	943
FOP	12	30	4	315
FST	120	55	66	5,186
SFB	224	80	179	14,064
UGR	462	45	208	16,343
UOP	96	20	19	1,493
TOTALS	2,870		2,324	182,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	106.8200	96.41	224,057	1983	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2010 Heated Area: 2015 HX Base Yr 2010



44161 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,606
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,846
SOH/AGL Deduction		99,337
ASSESSED VALUE		136,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,509
TOTAL JUST VALUE		235,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995982	ADDITION	17,624	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1606/1855	5/17/2008	QC	U	I	01	104,400
GRANTOR: HICKS KENNETH C ETAL						
GRANTEE: HICKS RICHARD L						
0339/0026	6/01/1981	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W12 S8 BAS=[YR=1993] W19 SFB=[YR=2007] N12 W16 S4 W4 S8 E20$ W46 S31 E25 DCK=[YR=2007] S8 E15 N8 W15$ E7 FOP=[YR=1993] N2 E6 S2 W6$ E24 UGR=[YR=1993] E22 N21 FST=[YR=1993] N10 W12 S10 E12$ W22 S21$ N21 E10 N10 W1$ E12 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1985	1985	3	20	402	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	18.30	18.30	100	2002	2002	3	21	738	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	000100	C	SFR	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 04/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS