BLOCK 7 LOT 1
IN OR 1232/1217
WOODLAND ESTATES UNIT 2

BARR DAVID D
44266 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,781
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	58,781
SOH/AGL Deduction	16,411
ASSESSED VALUE	42,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,370
TOTAL JUST VALUE	58,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632239	ADDITION	3,571	05/01/2016
MH155668	CO ISSUED	0	10/07/2015
MH155668	MH MOVE-ON	0	09/01/2015
E0414105	ELEC OTHER	2,000	12/01/2004
9074	MH MOVE-ON	16,000	10/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1232/1217	5/24/2004	QC	U	I	07	100
GRANTOR: FINNEY JESSIE G						
GRANTEE: BARR DAVID D						
1216/1257	3/19/2004	QC	U	I	06	25,000
GRANTOR: FINNEY JESSIE G						
GRANTEE: BARR DAVID D						

44414 WOODRIDGE DR, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	1992	1992	3	20	1,200	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
3	0751	UOP	0	0	17	10	170.00	SF	10.00	10.00	100	2019	2019	3	93	1,581	

LAND DESCRIPTION

TOTAL OB/XF 8,781

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	000001	C	V RS W/XFOB	0	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 08/07/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS