

BLOCK 7 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

LUSK SHANNON & CHARLES
44261 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

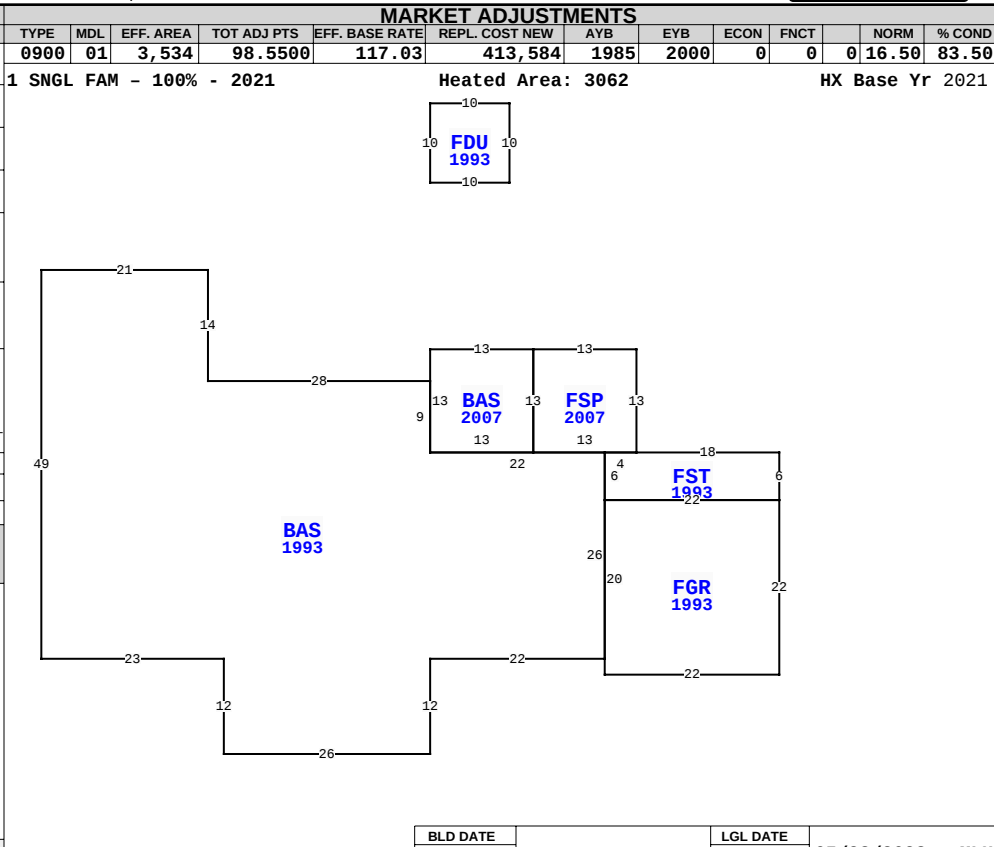
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,893	100	2,893	282,704
BAS	169	100	169	16,515
FDU	100	65	65	6,352
FGR	484	55	266	25,994
FSP	169	40	68	6,645
FST	132	55	73	7,133

TOTALS	3,947		3,534	345,343
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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	0680	POLE SHED	0 100	21	30	630.00	SF	5.00	5.00	100	1985
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
3	1242	WD DECK A	0 100	0	0	736.00	SF	10.00	10.00	100	1997
4	0812	CONCRETE C	0 100	0	0	4,032.00	SF	4.00	4.00	100	1985
5	0940	SHEDS/PORT	0 100	13	9	117.00	SF	30.00	30.00	100	1997
6	0911	SCRN RM A	0 100	12	10	120.00	SF	17.50	17.50	100	2004
7	0940	SHEDS/PORT	0 100	0	0	60.00	SF	34.50	34.50	100	2004

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	0006	OR	0.00	0.00	1.00	LT	



44261 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	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		345,343	
TOTAL MARKET OB/XF VALUE		13,888	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		409,231	
SOH/AGL Deduction		130,657	
ASSESSED VALUE		278,574	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		228,574	
TOTAL JUST VALUE		409,231	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2382/0350	7/28/2020	WD	Q	I	01
					SALE PRICE
					375,000
GRANTOR: MIXSON BOBBY E & ROBY					
GRANTEE: LUSK SHANNON & CHAR					
0541/0635	4/22/1988	QC	U	I	01
					100
GRANTOR: MIXSON LYDIA					
GRANTEE: MIXSON BOBBY E					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W28 N14 W21 S49 E23 S12 E26 N12 E22											
FGR=[YR=1993] S2 E22 N22 FST=[YR=1993] N6 W18 FSP=[YR=2007]											
N13 W13 BAS=[YR=2007] W13 S13 E13 N13\$ S13 E13\$ W4 S6 E22\$											
W22 S20\$ N26 W22 N9\$ PTR=N25 FDU=[YR=1993] N10 E10 S10 W10\$											
S25\$.											