

BLOCK 7 LOT 9
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BARE SUSAN SCHOTT/BARE KIMBERLY SUE
44277 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0090



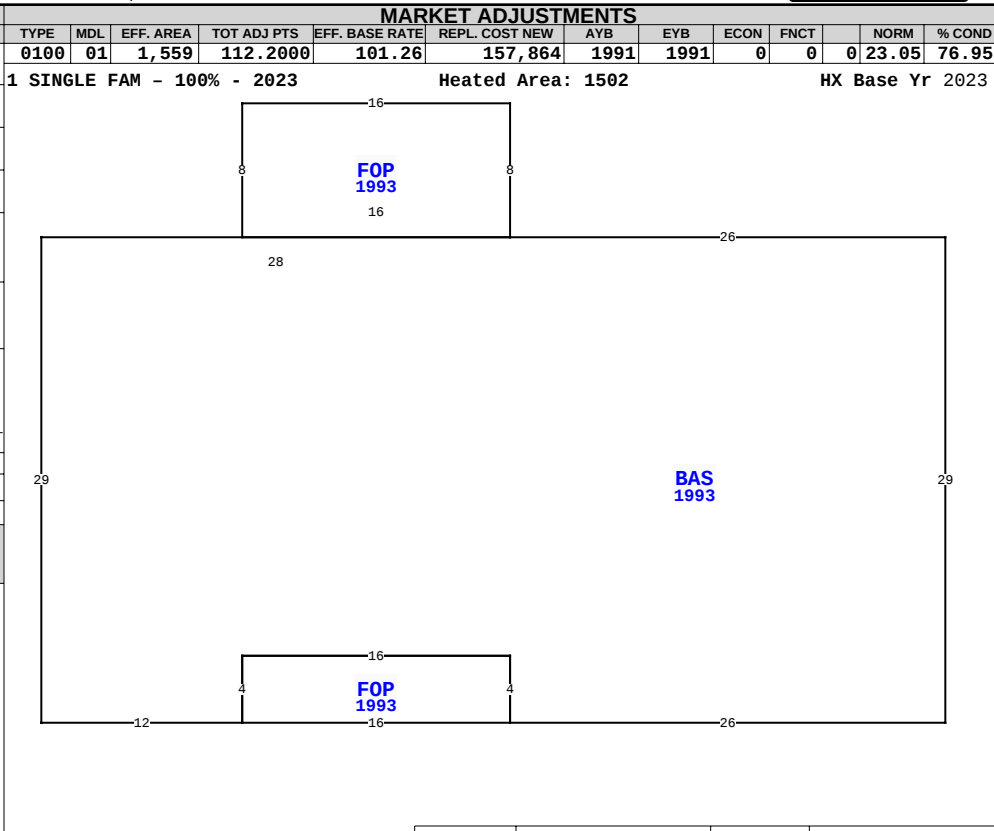
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,502	100	1,502	117,036
FOP	64	30	19	1,481
FOP	128	30	38	2,961
TOTALS	1,694		1,559	121,476

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	718.00	SF	5.20	5.20	100	1992

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	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT	



44277 WOODLAND CIR, CALLAHAN	BLD DATE		LGL DATE	05/23/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
											2,464

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		121,476	
TOTAL MARKET OB/XF VALUE		2,464	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		173,940	
SOH/AGL Deduction		40,232	
ASSESSED VALUE		133,708	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		83,708	
TOTAL JUST VALUE		173,940	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6879	NEW CONSTR	50,388	12/03/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2552/0546	4/04/2022	QC	U	I	11
					SALE PRICE
					45,500
GRANTOR: BARE KIMBERLY SUE					
GRANTEE: BARE SUSAN SCHOTT &					
2443/1863	3/18/2021	QC	U	I	11
					100
GRANTOR: BARE SUSAN C					
GRANTEE: BARE KIMBERLY SUE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FOP=[YR=1993] N8 W16 S8 E16\$ W28 S29 E12 FOP=[YR=1993] E16 N4 W16 S4\$ N4 E16 S4 E26 N29\$.											