

BLOCK 7 LOT 10
IN OR 1542/1656 & OR 1740/606
WOODLAND ESTATES UNIT 2

STEELE TONI L
44293 WOODLAND CIRCLE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05
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	1,368	100	1,368	145,540
FOP	96	30	29	3,086
TOTALS	1,464		1,397	148,625

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50	100	1990

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE 04/13/2022 BY HS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,397	128.1280	115.64	161,549	2005	2005	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2005 Heated Area: 1368 HX Base Yr 2005											
44293 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

TOTAL OB/XF											
1,934											

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1,934											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 2 6											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 161,776											
TOTAL MARKET OB/XF VALUE 1,934											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 213,710											
SOH/AGL Deduction 102,075											
ASSESSED VALUE 111,635											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 61,635											
TOTAL JUST VALUE 213,710											
NCON VALUE 13,151											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 150,710											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000077	GARAGE	54,490	01/03/2022
M09309	MECH OTHER	0	02/01/2005
B14118	NEW CONSTR	0	12/02/2004
R6910	REPAIR/RRF	0	12/02/2004
P0408849	OTHER	0	12/01/2004
R046910	REPAIR/RRF	2,000	12/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1740/0606	5/19/2011	FJ	U	I	11	0			
GRANTOR: CLERK OF COURT									
GRANTEE: STEELE TONI LINDER									
1542/1656	12/27/2007	QC	U	I	07	100			
GRANTOR: BURNSD DERRELL D & D									
GRANTEE: STEELE TONI L & RAY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W44 S34 E14 N2 FOP=[YR=2005] E16 N6 W16 S6\$ N6 E16 S8 E14 N34\$.											

OTHER ADJUSTMENTS AND NOTES											

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