BLOCK 7 PT OF LOT 14
IN OR 2518/298
WOODLAND ESTATES #2 PB 4/46-48

JOHNSON DONALD & KRISTI
44365 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0141

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

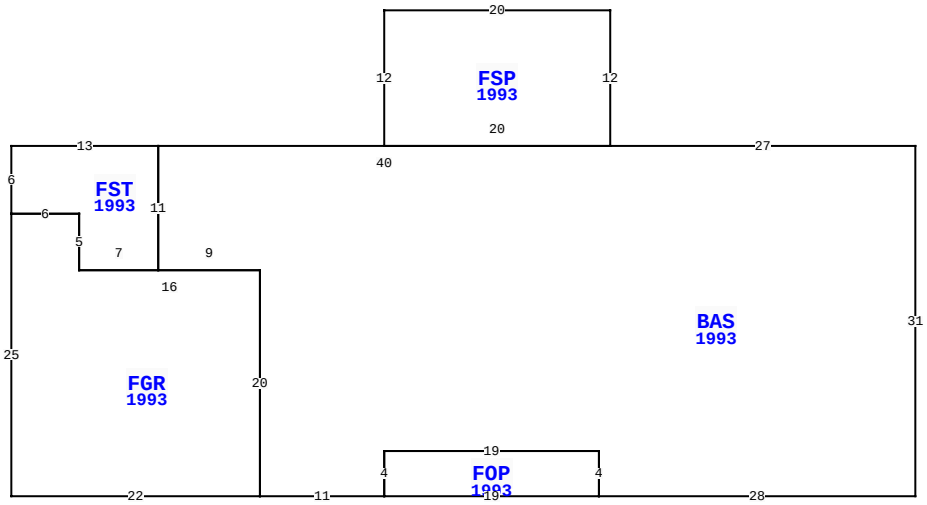
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,821	100	1,821	197,122
FGR	470	55	258	27,928
FOP	76	30	23	2,490
FSP	240	40	96	10,392
FST	113	55	62	6,712
TOTALS	2,720		2,260	244,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	109.1720	129.64	292,986	1989	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2022 Heated Area: 1821 HX Base Yr



44365 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,207
TOTAL MARKET OB/XF VALUE		10,444
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		319,651
SOH/AGL Deduction		0
ASSESSED VALUE		319,651
TOTAL EXEMPTION VALUE	13	319,651
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3165	H/AC	3,000	10/04/1989
6014	XFOB	4,795	09/28/1989
5937	NEW CONSTR	79,100	08/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/0298	11/30/2021	WD	Q	I	01	379,900
GRANTOR: LINGER MATTHEW & VICT						
GRANTEE: JOHNSON DONALD & KR						
2360/1274	5/05/2020	WD	Q	I	01	205,000
GRANTOR: MOORE JENNIFER & JONA						
GRANTEE: LINGER MATTHEW D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FSP=[YR=1993] N12 W20 S12 E20$ W40 FST=[YR=1993] W13 S6 FGR=[YR=1993] S25 E22 N20 W16 N5 W6$ E6 S5 E7 N11$ S11 E9 S20 E11 FOP=[YR=1993] E19 N4 W19 S4$ N4 E19 S4 E28 N31$.

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	0812	CONCRETE C	0	100	0	0	2,879.00	SF	4.00	4.00	100	1989	1989	3	59.5	6,852	
2	0812	CONCRETE C	0	100	0	0	1,403.00	SF	4.00	4.00	100	1991	1991	3	64	3,592	

LAND DESCRIPTION

TOTAL OB/XF 10,444

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	000115	C	SFR ACRES	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 02/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 7 PT OF LOT 14
IN OR 2518/298
WOODLAND ESTATES #2 PB 4/46-48

JOHNSON DONALD & KRISTI
44365 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0141

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

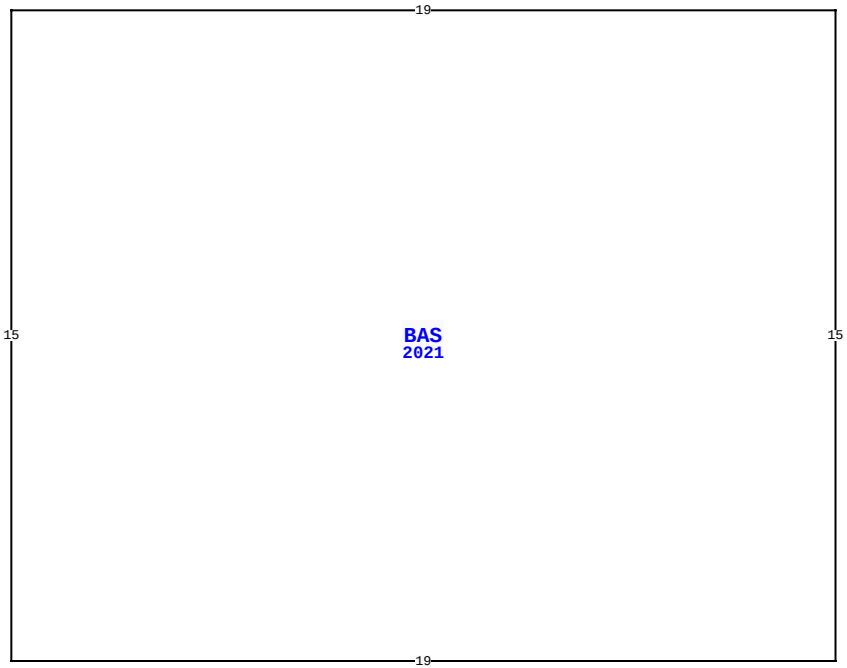
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100	285	5,250
TOTALS	285		285	5,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	285	80.9600	28.34	8,077	1990	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 2022 Heated Area: 285 HX Base Yr



44365 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,207
TOTAL MARKET OB/XF VALUE		10,444
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		319,651
SOH/AGL Deduction		0
ASSESSED VALUE		319,651
TOTAL EXEMPTION VALUE	13	319,651
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0298	11/30/2021	WD	Q	I	01	379,900
GRANTOR: LINGER MATTHEW & VICT						
GRANTEE: JOHNSON DONALD & KR						
2360/1274	5/05/2020	WD	Q	I	01	205,000
GRANTOR: MOORE JENNIFER & JONA						
GRANTEE: LINGER MATTHEW D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 S15 E19 N15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 7 PT OF LOT 14
IN OR 2518/298
WOODLAND ESTATES #2 PB 4/46-48

JOHNSON DONALD & KRISTI
44365 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0141

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

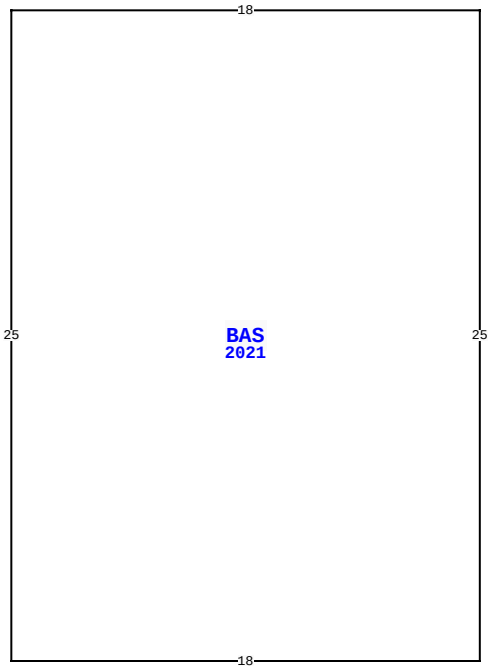
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	9,314
TOTALS	450		450	9,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	72.1050	25.24	11,358	2008	2008	0	0	0	18.00	82.00

3 GARAGE RES – 100% - 2022 Heated Area: 450 HX Base Yr



44365 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,207
TOTAL MARKET OB/XF VALUE		10,444
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		319,651
SOH/AGL Deduction		0
ASSESSED VALUE		319,651
TOTAL EXEMPTION VALUE	13	319,651
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0298	11/30/2021	WD	Q	I	01	379,900
GRANTOR: LINGER MATTHEW & VICT						
GRANTEE: JOHNSON DONALD & KR						
2360/1274	5/05/2020	WD	Q	I	01	205,000
GRANTOR: MOORE JENNIFER & JONA						
GRANTEE: LINGER MATTHEW D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S25 E18 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS