

BLOCK 7 LOT 15 (EX S-2)
IN OR 2305/207
WOODLAND ESTATES UNIT 2

SHUGRUE JOHN TIMOTHY & TERRI L
44395 WOODLAND CIR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,684	100	1,684	155,239
BAS	288	100	288	26,549
FGR	575	55	316	29,130
FOP	198	30	59	5,439

TOTALS	2,745	2,347	216,357
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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	0510	GARAGE WD-	0 100	22	20	440.00	SF	35.00	35.00	100	1988
3	0812	CONCRETE C	0 100	0	0	858.00	SF	4.00	4.00	100	1985
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
5	0861	POOL GUNIT	0 100	0	0	435.00	SF	85.00	85.00	100	1995
6	0845	KOOL DECK	0 100	0	0	703.00	SF	7.25	7.25	100	1995
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1995

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,347	139.9200	126.28	296,379	1983	1988	0	0	0 27.00	73.00
1 SINGLE FAM - 100% - 2016											
Heated Area: 1972											
HX Base Yr 2016											
44395 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 216,357											
TOTAL MARKET OB/XF VALUE 18,004											
TOTAL LAND VALUE - MARKET 50,000											
TOTAL MARKET VALUE 284,361											
SOH/AGL Deduction 113,860											
ASSESSED VALUE 170,501											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 120,501											
TOTAL JUST VALUE 284,361											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 231,870											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20613	DEMOLITION	1,000	10/01/2007
B952259	SWIM POOL	17,000	09/01/1995
MHU95979	MH MOVE-ON	0	07/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2305/0207	9/19/2019	QC	U	I	11	100	
GRANTOR: SHUGRUE JOHN T							
GRANTEE: SHUGRUE JOHN TIMOTH							
1979/0310	5/08/2015	WD	Q	I	01	175,000	
GRANTOR: CONNER DEVELOPMENT GR							
GRANTEE: SHUGRUE JOHN T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W23 BAS=[YR=1993] N7 BAS=[YR=2008] N12 W24 S12E24\$ W35 S3 W24 S29 E26 FOP=[YR=1993] S2E33 N6 W33 S4\$ N4 E33 N21\$ S25E23 N25 \$.											