BLOCK 3 LOT 22
IN OR 1058/831
WOODLAND ESTATES UNIT 2

ADDAIR ROBERT M & ANGELA M/
44240 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0220

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 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

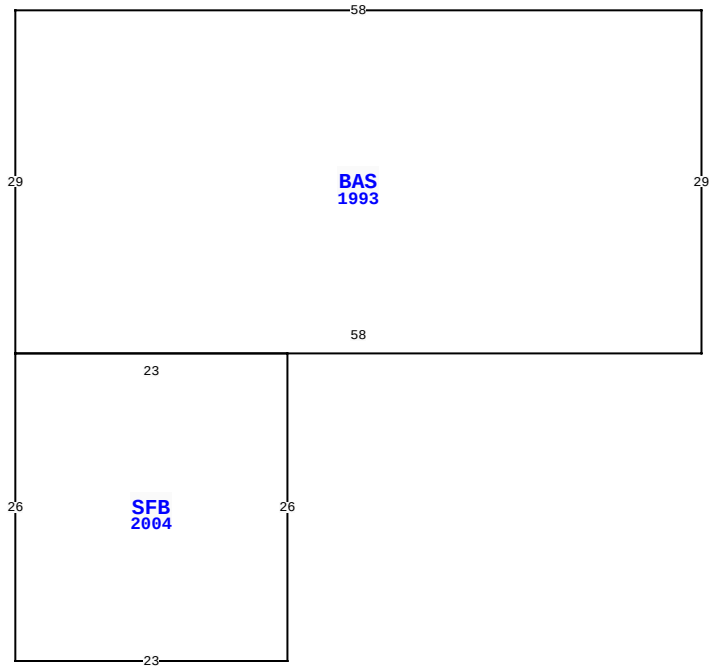
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1,682	197,296
SFB	598	80	478	56,069
TOTALS	2,280		2,160	253,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	113.4000	141.75	306,180	1989	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 0 Heated Area: 2160 HX Base Yr



44240 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		295,241
TOTAL MARKET OB/XF VALUE		39,359
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		384,600
SOH/AGL Deduction		167,052
ASSESSED VALUE		217,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,548
TOTAL JUST VALUE		384,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703378	REPAIR/RRF	9,210	05/01/2017
B26467	REMODEL	6,112	09/03/2012
B	SWIM POOL	20,000	01/01/2004
6081	REMODEL	0	10/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/0831	5/29/2002	WD	U	I	01	100
GRANTOR: ADDAIR ROBERT M						
GRANTEE: ADDAIR ROBERT & ANG						
0314/0523	5/01/1980	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1975	1975	3	20	409	
3	0811	CONCRETE B	0	100	0	0	527.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,631	
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	52.50	52.50	100	1995	1995	3	23	2,898	
5	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	2004	2004	3	36	13,709	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,250.00	1,250.00	100	2004	2004	3	22	275	
7	0845	KOOL DECK	0	100	0	0	534.00	SF	7.25	7.25	100	2004	2004	3	84	3,252	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	22	440	
9	0812	CONCRETE C	0	100	0	0	2,096.00	SF	4.00	4.00	100	2004	2004	3	84	7,043	
10	0812	CONCRETE C	0	100	0	0	2,400.00	SF	4.00	4.00	100	1999	1999	3	77	7,392	

TOTAL OB/XF 39,359

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S29 SFB=[YR=2004] S26 E23 N26 W23$ E58 N29$
.

LAND DESCRIPTION

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	000100	C	SFR	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 07/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

BLOCK 3 LOT 22
IN OR 1058/831
WOODLAND ESTATES UNIT 2

ADDAIR ROBERT M & ANGELA M/
44240 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 90
Interior Floo	02	MIN PLYWD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

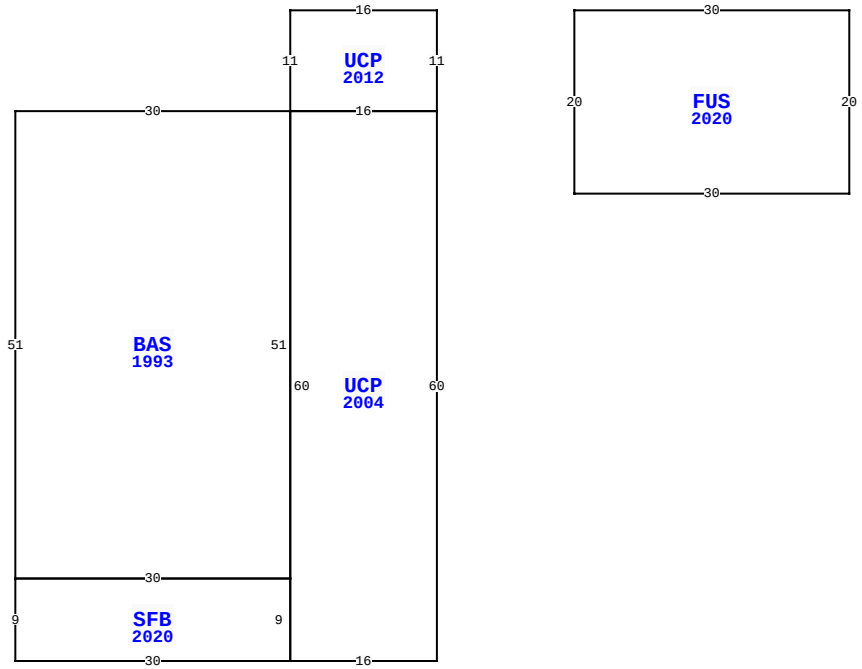
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	24,902
FUS	600	100	600	9,765
SFB	270	80	216	3,515
UCP	960	20	192	3,125
UCP	176	20	35	570
TOTALS	3,536		2,573	41,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,573	86.1120	30.14	77,550	1992	1997	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 0 Heated Area: 2346 HX Base Yr



44240 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		295,241
TOTAL MARKET OB/XF VALUE		39,359
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		384,600
SOH/AGL Deduction		167,052
ASSESSED VALUE		217,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,548
TOTAL JUST VALUE		384,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/0831	5/29/2002	WD	U	I	01	100
GRANTOR: ADDAIR ROBERT M						
GRANTEE: ADDAIR ROBERT & ANG						
0314/0523	5/01/1980	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2012] W16 S11 BAS=[YR=1993] W30 S51 SFB=[YR=2020] S9 E30 UCP=[YR=2004] E16 N60 W16 S60$ N9 W30$ E30 N51$ E16 N11 $ PTR= E15 FUS=[YR=2020] E30 S20 W30 N20 $ W15 $.

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 07/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS