BLK 3 LOT 26
IN OR 338 PG 463
WOODLAND ESTATES UNIT 2

HAGA JOHN D
44296 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

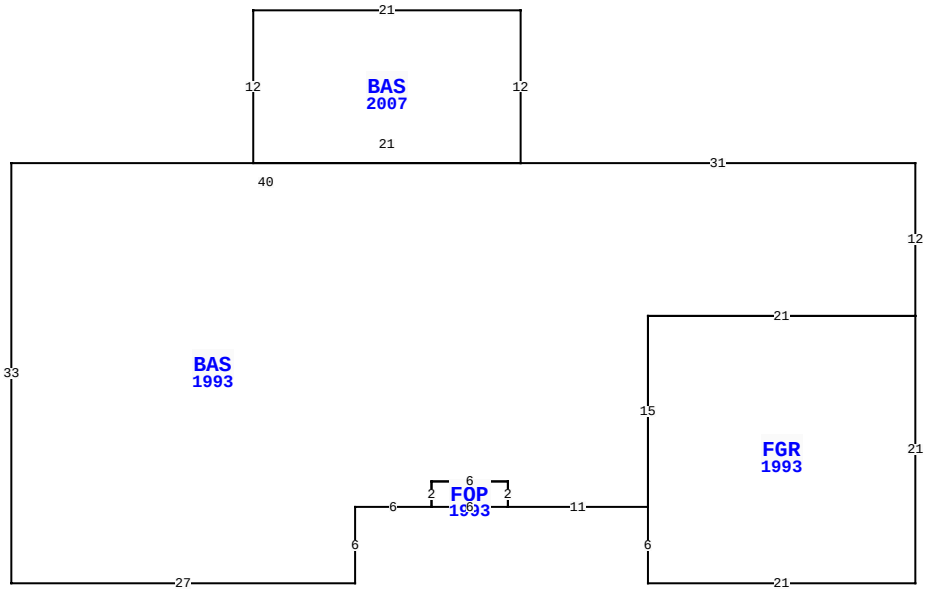
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,752	100	1,752	187,575
BAS	252	100	252	26,980
FGR	441	55	243	26,016
FOP	12	30	4	428
TOTALS	2,457		2,251	241,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,251	102.5766	128.22	288,623	1991	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 0 Heated Area: 2004 HX Base Yr



44296 WOODLAND CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		241,000
TOTAL MARKET OB/XF VALUE		13,591
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		304,591
SOH/AGL Deduction		152,836
ASSESSED VALUE		151,755
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		96,755
TOTAL JUST VALUE		304,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002286	REPAIR/RRF	10,580	04/01/2017
7149	NEW CONSTR	59,985	04/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0338/0463	6/01/1981	WD	Q	V		8,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 BAS=[YR=2007] N12 W21 S12 E21$ W40 S33 E27 N6 E6 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E11 FGR=[YR=1993] S6 E21 N21 W21 S15 $ N15 E21 N12$.

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	0681	POLE SHED	0	100	25	10	250.00	SF	15.00	15.00	100	1986	1986	3	20	750	
2	0510	GARAGE WD-	0	100	25	16	400.00	SF	35.00	35.00	100	1986	1986	3	20	2,800	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000	
5	0812	CONCRETE C	0	100	0	0	3,531.00	SF	4.00	4.00	100	1992	1992	3	64	9,039	
6	1076	TRELLIS A	0	100	0	0	1.00	SF	7.50	7.50	100	2002	2002	3	29	2	

LAND DESCRIPTION

TOTAL OB/XF 13,591

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 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