

BLOCK 3 PT OF LOTS 30 & 31
IN OR 2496/1784
WOODLAND ESTATES UNIT 2

YAKLIN CORY L & COREY A
44358 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	144,483
BAS	336	100	336	42,141
FOP	110	30	33	4,139
PTO	110	5	6	752
USP	280	30	84	10,535
TOTALS	1,988		1,611	202,050

EXTRA FEATURES	
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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
1	0940	SHEDS/PORT	0	100	0	0		352.00	SF 20.10	20.10	100	1980	1980	3	20	1,415
2	0810	CONCRETE A	0	100	0	0		160.00	SF 6.50	6.50	100	2016	2016	3	96	998
3	0510	GARAGE WD-	0	100	18	25		450.00	SF 35.00	35.00	100	2015	2015	3	78	12,285
4	0810	CONCRETE A	0	100	0	0		184.00	SF 6.50	6.50	100	2016	2016	3	96	1,148
5	0510	GARAGE WD-	0	100	10	16		160.00	SF 35.00	35.00	100	2009	2009	3	56	3,136
6	0350	CARPORT WD	0	100	10	16		160.00	SF 13.00	13.00	100	2009	2009	3	40	832
7	0351	CARPORT MT	0	100	18	38		684.00	SF 10.00	10.00	100	2016	2016	3	74	5,062

LAND DESCRIPTION			TOTAL OB/XF 24,876													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	07/26/2021	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,611	144.2790	137.07	220,820	1977	2005	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1488 HX Base Yr 2022											
44358 WOODLAND CIR, CALLAHAN											

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

TOTAL OB/XF 24,876											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	100	0	0		352.00	SF 20.10	20.10	100
2	0810	CONCRETE A	0	100	0	0		160.00	SF 6.50	6.50	100
3	0510	GARAGE WD-	0	100	18	25		450.00	SF 35.00	35.00	100
4	0810	CONCRETE A	0	100	0	0		184.00	SF 6.50	6.50	100
5	0510	GARAGE WD-	0	100	10	16		160.00	SF 35.00	35.00	100
6	0350	CARPORT WD	0	100	10	16		160.00	SF 13.00	13.00	100
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TOTAL OB/XF 24,876											
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	

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		212,842	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		287,718	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		98,679	
ASSESSED VALUE		BASE TAXABLE VALUE		189,039	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		139,039	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				279,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004190	ADDITION	6,453	06/01/2018
B1633297	CARPORT	16,472	10/01/2016
B1530790	GARAGE	19,499	07/01/2015
B1326966	REPAIR/RRF	35,000	03/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2496/1784	9/13/2021	WD	Q	I	01
GRANTOR: WILCOX MARGARET ANN					
GRANTEE: YAKLIN CORY L & COR					
2022/0903	1/08/2016	WD	Q	I	01
GRANTOR: DECOT DORIS ET AL					
GRANTEE: WILCOX MARGARET ANN					

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=2016] W5 USP=[YR=2018] W28 S10 BAS=[YR=2007] S12 BAS=[YR=1993] W20 S24 E14 FOP=[YR=1993] S5E22 N5 W22\$E34 N24 W28\$ E28 N12 W28\$ E28 N10\$ S22 E5 N22\$.															

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