BLOCK 3 LOT 35
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

SHUMAN KENNETH JAY
44100 WOODLAND CT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44052 WOODLAND CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	60,912
TOTAL MARKET VALUE	72,912
SOH/AGL Deduction	0
ASSESSED VALUE	72,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,912
TOTAL JUST VALUE	72,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7851	MH MOVE-ON	45,000	06/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1789/0296	4/05/2012	WD	U	I	30	100
GRANTOR: SCHIHL CYNTHIA SOUTHW						
GRANTEE: SHUMAN KENNETH JAY						
1789/0294	3/28/2012	PR	U	I	19	100
GRANTOR: HILL PEGGY P/R						
GRANTEE: SHUMAN KENNETH JAY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0006	OR	0.00	0.00	3.76	AC		1.00	1.00	0.90	18,000.00	16,200.00	60,912							

REVIEW DATE 01/06/2023 BY KW Total Acres: 3.76 Total Land Value: 60,912 Market: 0 Agricultural: 0 Common: 60,912 PRINTED 08/06/2024 BY SYS