

BLOCK 4 LOT 2
IN OR 543 PG 733
WOODLAND ESTATES UNIT 2

BLACKSHEAR LEE B & TERRI
44850 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	2,989	100	2,989	306,348
FGR	600	55	330	33,822
FOP	141	30	42	4,305
FOP	168	30	50	5,125
UDG	1,426	55	784	80,353
UDU	63	55	35	3,587
UOP	408	20	82	8,404
TOTALS	5,795		4,312	441,945

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1989
2	0812	CONCRETE C	0	100	0	0	2,004.00	SF	4.00	100	1989
3	1242	WD DECK A	0	100	0	0	207.00	SF	10.00	100	2005
4	0855	CONC PAVER	0	100	0	0	196.00	SF	7.00	100	2005

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	000115	C	SFR ACRES	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
0900	01	4,312	104.7816	130.98	564,786	1989	1994	0	0	21.75	78.25
1 SNGL FAM - 100% - 0 Heated Area: 2989 HX Base Yr											
44850 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU											

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	2,004.00	SF	4.00	100	1989	1989	3	57	4,569	
3	1242	WD DECK A	0	100	0	0	207.00	SF	10.00	100	2005	2005	3	24	497	
4	0855	CONC PAVER	0	100	0	0	196.00	SF	7.00	100	2005	2005	3	86	1,180	

TOTAL OB/XF											
8,556											
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	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		441,945	
TOTAL MARKET OB/XF VALUE		8,556	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		500,501	
SOH/AGL Deduction		292,981	
ASSESSED VALUE		207,520	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		157,520	
TOTAL JUST VALUE		500,501	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		482,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6895	GARAGE	21,950	12/13/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0543/0733	5/19/1988	WD	U	V		25,000	
GRANTOR: HOLDER MICHAEL G							
GRANTEE: BLACKSHEAR LEE B							
0442/0235	1/01/1985	WD	U	V		25,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
FGR=[YR=1993] W24 BAS=[YR=1993] W3 N2 W10 S2 W1 FOP=[YR=1993] N4 UOP=[YR=2009] N17 W24 S17 E24\$ W24 S7E24 N3\$S3 W24N3W3 N2 W10 S2 W19 S39 E32 FOP=[YR=1993] S4 E24 N4 W7 N5 W9S5 W8\$ E8 N5 E9 S5 E45 N14 W24N25 \$ S25 E24 N25\$ PTR= E20 UDG=[YR=1993] E46 S31 W46 N31\$ W20\$ PTR= E86 UDU=[YR=1993] E9 S7 W9 N7\$ W86\$.											