BLK 4 LOT 3
IN OR 530/357
WOODLAND ESTATES UNIT 2

BOLES RAY & NANCY K
44822 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

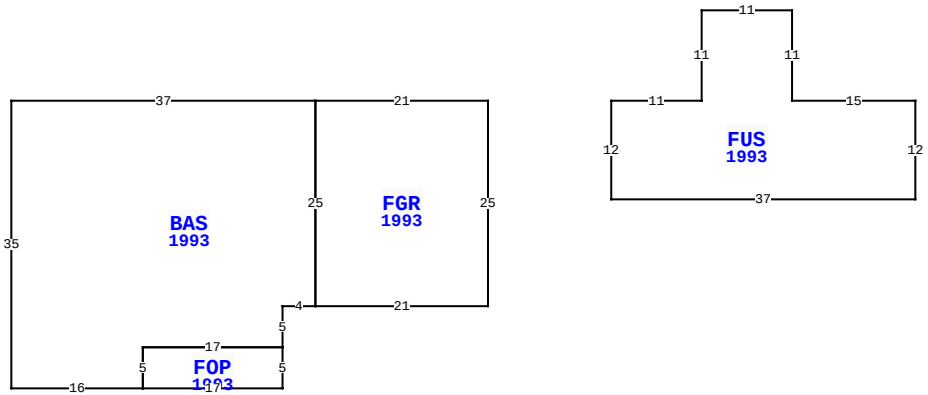
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,170	100	1,170	98,754
FGR	525	55	289	24,393
FOP	85	30	26	2,195
FUS	565	100	565	47,689
TOTALS	2,345		2,050	173,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	122.4608	116.34	238,497	1979	1984	0	0	0	27.45	72.55

1 SINGLE FAM – 100% - 0 Heated Area: 1735 HX Base Yr



44822 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		173,030
TOTAL MARKET OB/XF VALUE		880
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		223,910
SOH/AGL Deduction		112,085
ASSESSED VALUE		111,825
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,825
TOTAL JUST VALUE		223,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R950403	REPAIR/RRF	3,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0530/0357	11/03/1987	QC	U	I		100
GRANTOR: GREEN TERRY & NANCY K						
GRANTEE: BOLES RAY & NANCY K						
0223/0075	8/12/1976	WD	Q	V		8,300
GRANTOR: ST REGIS LAND DEV COR						
GRANTEE: GREEN TERRY A & NAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 BAS=[YR=1993] W37 S35 E16 FOP=[YR=1993] E17 N5 W17 S5$ N5 E17 N5 E4 N25$ S25 E21 N25$ PTR=E15
FUS=[YR=1993] E11 N11 E11 S11 E15 S12 W37 N12$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	44	880	

LAND DESCRIPTION

TOTAL OB/XF 880

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	000110	C	SFR RURAL	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 06/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS