

BLOCK 4 LOT 13
IN OR 1504/1219
WOODLAND ESTATES UNIT 2

CLAYTON LAVERN E & CATHERINE E
PO BOX 146
CALLAHAN, FL 32011-0146

2024

16-1N-25-2912-0004-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,513	100	1,513	123,530
FGR	676	55	372	30,373
FOP	60	30	18	1,470
FOP	222	30	67	5,470
FSP	535	40	214	17,472
FUS	1,373	100	1,373	112,100

TOTALS	4,379		3,557	290,414
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	32	26	832.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	
4	0350	CARPORT WD	0	100	20	8	160.00	SF	9.10	9.10	
5	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	
8	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,557	96.3000	91.48	325,394	2001	2001	0	0	10.75	89.25
1 SINGLE FAM - 100% - 1993 Heated Area: 2886 HX Base Yr 1993											
44706 WOODLAND CIR, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/23/2023 MLU					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						290,414					
TOTAL MARKET OB/XF VALUE						11,058					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						351,472					
SOH/AGL Deduction						147,336					
ASSESSED VALUE						204,136					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						154,136					
TOTAL JUST VALUE						351,472					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						338,623					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017742	NEW CONSTR	0	02/01/2001
PNDG	NEW CONSTR	139,025	08/01/2000
B985505	XFOB	4,825	10/01/1998
8995	MH MOVE-ON	7,000	08/05/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1504/1219	6/08/2007	QC	U	I	01	100			
GRANTOR: CLAYTON LAVERN E									
GRANTEE: CLAYTON LAVERN E &									
1294/0358	2/09/2005	QC	U	I	06	100			
GRANTOR: KARST VICTORIA JEAN									
GRANTEE: CLAYTON LAVERN E									

BUILDING NOTES											
BAS=[YR=2001] W16 FSP=[YR=2009] N10 W47 S10 E12 S5 E13 N5 E22 \$ W22 S5 W13 N5 W12 S18 FGR=[YR=2001] S26 E26 N8 FOP=[YR=2001] E37 N6 W37 S6 \$ N18 W26 \$ E26 S12 E37 N30 \$ PTR= E15 FOP=[YR=2001] E5 FUS=[YR=2001] N4 E16 S4 E13 S18 E23 S14 W5 S1 W7 N1 W5 N14 W10 S14 W4 S1 W7 N1 W6 S6 W3 S1 W7 N1 W3 N26 E5 N12 \$ S12 W5 N12 \$ W15 \$. 15 \$.											

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1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	