

BLOCK 4 LOT 14
IN OR 1950/1286
WOODLAND ESTATES UNIT 2

REGISTER JAMES W/REGISTER BETSY A ET AL
44686 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	8005.00
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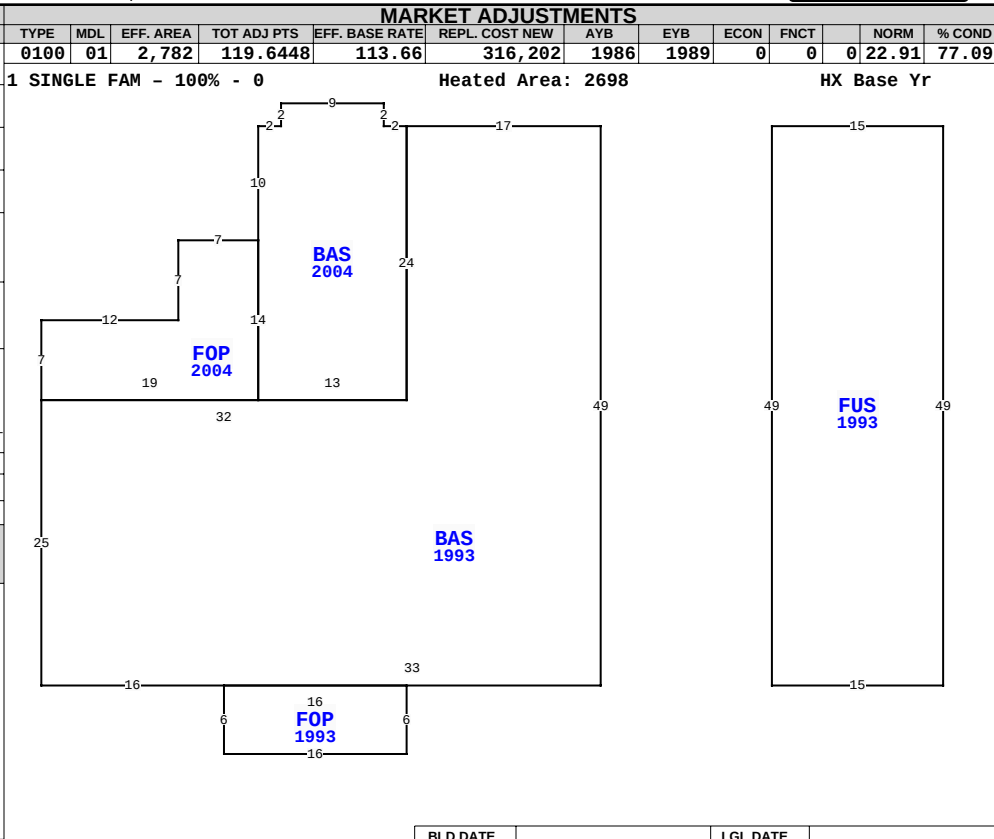
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	143,084
BAS	330	100	330	28,915
FOP	96	30	29	2,541
FOP	182	30	55	4,819
FUS	735	100	735	64,401
TOTALS	2,976		2,782	243,760

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0810	CONCRETE A	0	100	6	5	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/20/2024	BY	TWA
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BLD DATE		LGL DATE	05/23/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

TOTAL OB/XF		
TOT LND UTS	1.00	2,197

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TOT LND UTS	1.00	2,197

Total Acres:	0.00
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Total Land Value:	50,000
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Market:	0
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Agricultural:	0
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Common:	50,000
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NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,760
TOTAL MARKET OB/XF VALUE		2,197
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		295,957
SOH/AGL Deduction		133,345
ASSESSED VALUE		162,612
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,612
TOTAL JUST VALUE		295,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24125	XFOB	7,423	11/01/2010
E12460	NEW CONSTR	800	03/01/2004
R5751	REPAIR/RRF	3,000	01/01/2004

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1950/1286	3/24/2014	QC U I 11
GRANTOR: REGISTER JAMES W & BE		
GRANTEE: REGISTER JAMES W &		
1912/0740	3/24/2014	QC U I 11
GRANTOR: REGISTER JAMES W & BE		
GRANTEE: REGISTER JAMES W &		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W17 BAS=[YR=2004] W2 N2 W9 S2 W2 S10		
FOP=[YR=2004] W7 S7 W12 S7 E19 N14\$ S14 E13 N24\$ S24 W32 S25		
E16 FOP=[YR=1993] S6 E16 N6 W16\$ E33 N49\$ PTR=E15		
FUS=[YR=1993] E15 S49 W15 N49\$ W15\$.		

OTHER ADJUSTMENTS AND NOTES		

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