BLOCK 4 LOT 19
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BAUER DAVID A/SCHOTT-BAUER MARY
44610 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

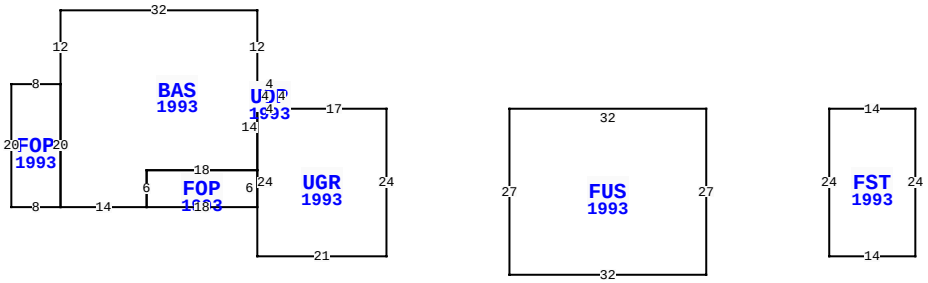
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	916	84,766
FOP	108	30	32	2,962
FOP	160	30	48	4,442
FST	336	55	185	17,120
FUS	864	100	864	79,953
UGR	504	45	227	21,006
UOP	16	20	3	278
TOTALS	2,904		2,275	210,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	114.2680	108.55	246,951	1988	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1995 Heated Area: 1780 HX Base Yr 1995



44610 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		210,526
TOTAL MARKET OB/XF VALUE		8,837
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,363
SOH/AGL Deduction		123,665
ASSESSED VALUE		145,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,698
TOTAL JUST VALUE		269,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0518	4/06/2023	WD	U	I	11	100
GRANTOR: BAUER DAVID A						
GRANTEE: BAUER DAVID S & MAR						
0710/0621	8/01/1994	WD	Q	I		120,000
GRANTOR: CREWS RITA H						
GRANTEE: BAUER DAVID & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W17 UOP=[YR=1993] N4 W4 BAS=[YR=1993] N12 W32 S12 FOP=[YR=1993] W8 S20 E8 N20$ S20 E14 FOP=[YR=1993] E18 N6 W18 S6$ N6 E18N14$S4 E4 $ W4 S24 E21 N24$ PTR= E20 FUS=[YR=1993] E32 S27 W32 N27$ W20$ PTR=E72 FST=[YR=1993] E14 S24 W14 N24$W72$.

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	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	6,720	
2	0802	ASPHALT B	0	100	86	8	688.00	SF	2.40	2.40	100	2000	2000	3	50	826	
3	1242	WD DECK A	0	100	20	15	300.00	SF	10.00	10.00	100	2005	2005	3	24	720	
4	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	100	2008	2008	3	35	224	
5	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	100	2008	2008	3	89	347	

LAND DESCRIPTION

TOTAL OB/XF 8,837

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	000100	C	SFR	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 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS