BLOCK 4 LOT 22
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

STEVENS JOEL M & ROSEANNA L/E/
44570 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0220

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

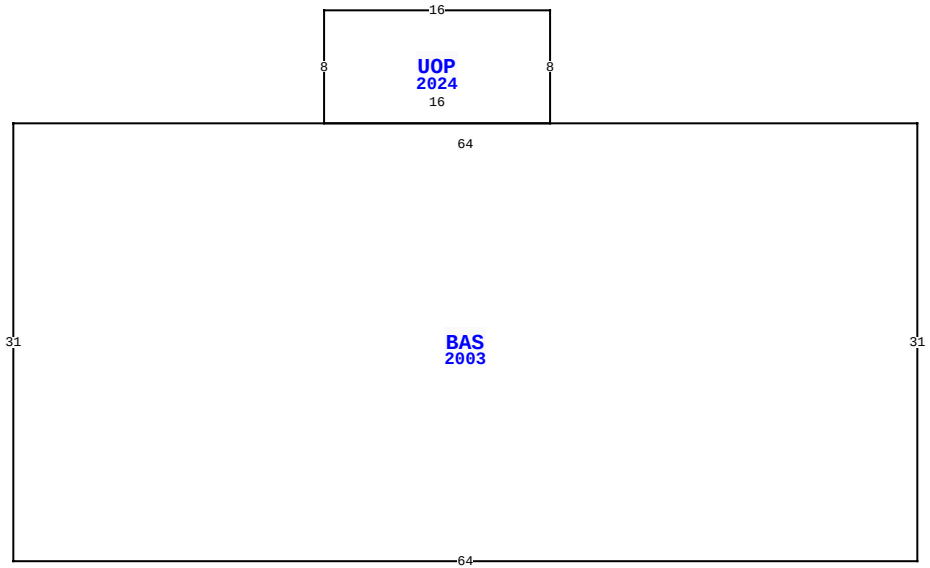
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	90,685
UOP	128	25	32	1,463
TOTALS	2,112		2,016	92,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,016	117.2000	87.90	177,206	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2008 Heated Area: 1984 HX Base Yr 2008



44570 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,147
TOTAL MARKET OB/XF VALUE		8,360
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		150,507
SOH/AGL Deduction		57,676
ASSESSED VALUE		92,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,831
TOTAL JUST VALUE		150,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11229	NEW CONSTR	0	05/28/2003
MH4119	MH MOVE-ON	0	05/08/2003
P6715	NEW CONSTR	0	05/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/1464	9/10/2018	LE	U	I	11	100
GRANTOR: STEVENS JOEL & ROSCAN						
GRANTEE: STEVENS MARIANNA &						
2255/0137	9/10/2018	LE	U	I	11	100
GRANTOR: STEVENS JOEL M & ROSE						
GRANTEE: STEVENS MARIANNA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W64 S31 E64 N31 $
UOP=[YR=2024;ORIG=-42,-8] E16 S8 W16 N8 $
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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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	1242	WD DECK A	0	100	20	13	260.00	SF	10.00	10.00	100	2005	2005	3	24	624	
3	0510	GARAGE WD-	0	100	18	18	324.00	SF	25.90	25.90	100	2007	2007	3	48	4,028	
4	0351	CARPORT MT	0	100	18	18	324.00	SF	6.60	6.60	100	2007	2007	3	31	663	

LAND DESCRIPTION

TOTAL OB/XF 8,360

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	000115	C	SFR ACRES	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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS