BLOCK 4 LOT 24
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HART CHARLES W & BRENDA D L/E/
44554 WOODLAND HEIGHTS CIRCLE
CALLAHAN, FL 32011

**2024**

**16-1N-25-2912-0004-0240**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

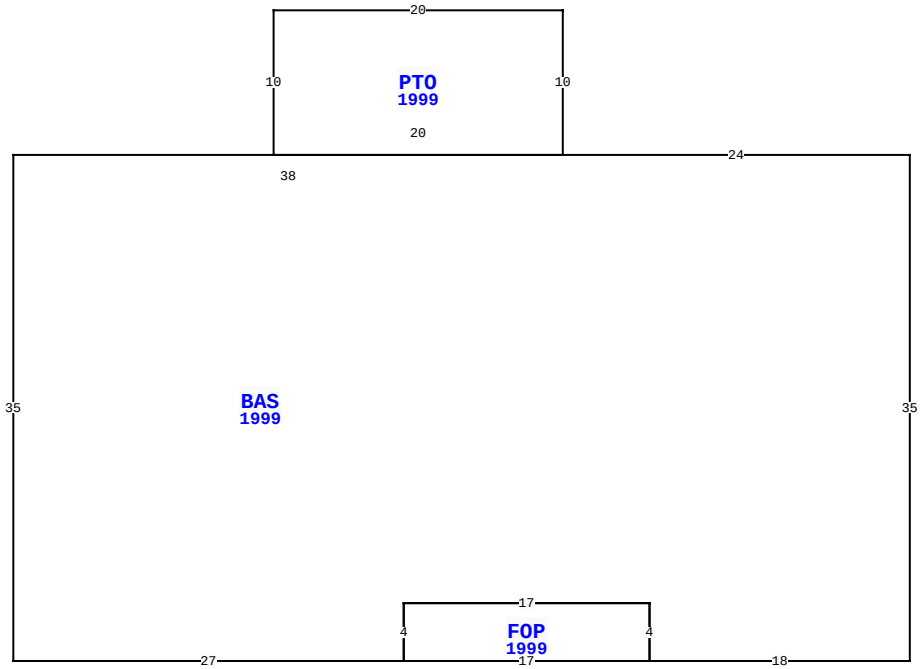
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 2,102 | 100 | 2,102 | 205,803 |
| FOP | 68 | 30 | 20 | 1,958 |
| PTO | 200 | 5 | 10 | 979 |
| TOTALS | 2,370 | | 2,132 | 208,740 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,132 | 95.5206 | 119.40 | 254,561 | 1999 | 1999 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SNGL FAM – 100% - 0 Heated Area: 2102 HX Base Yr




44554 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 | | 208,740 |
| TOTAL MARKET OB/XF VALUE | | 25,915 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 284,655 |
| SOH/AGL Deduction | | 127,144 |
| ASSESSED VALUE | | 157,511 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 107,511 |
| TOTAL JUST VALUE | | 284,655 |
| NCON VALUE | | 13,500 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 263,908 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19002879 | GARAGE | 37,286 | 04/01/2019 |
| B996274 | NEW CONSTR | 100,000 | 01/07/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2707/1784 | 4/24/2024 | LE | U | I | 11 | 100 |
| GRANTOR: HART CHARLES W & BREN | | | | | | |
| GRANTEE: WERTS BRANDI MARIE | | | | | | |
| 0890/1098 | 7/09/1999 | WD | U | I | 01 | 10,400 |
| GRANTOR: HART BRENDA G & CHARL | | | | | | |
| GRANTEE: HART CHARLES W & BR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W24 PTO=[YR=1999] N10 W20 S10 E20 $ W38 S35 E27 FOP=[YR=1999] E17 N4 W17 S4 $ N4 E17 S4 E18 N35 $ .

## 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 | 0680 | POLE SHED | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 800 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,400.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 72 | 4,032 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 291.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 1,456 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 855.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 80 | 3,557 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 32 | 12 | 384.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 29 | 1,670 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 10 | 200.00 | SF | 22.50 | 22.50 | 100 | 2001 | 2001 | 3 | 20 | 900 | |
| 8 | 0351 | CARPORT MT | 0 | 100 | 50 | 30 | 1,500.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2020 | | 90 | 13,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,915

| 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS