BLOCK 4 LOT 27
IN OR 1528/16
WOODLAND ESTATES UNIT 2

SHEPPARD FAMILY REVOCABLE TRUST/SHEPPARD JAMES A J
44514 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0270

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

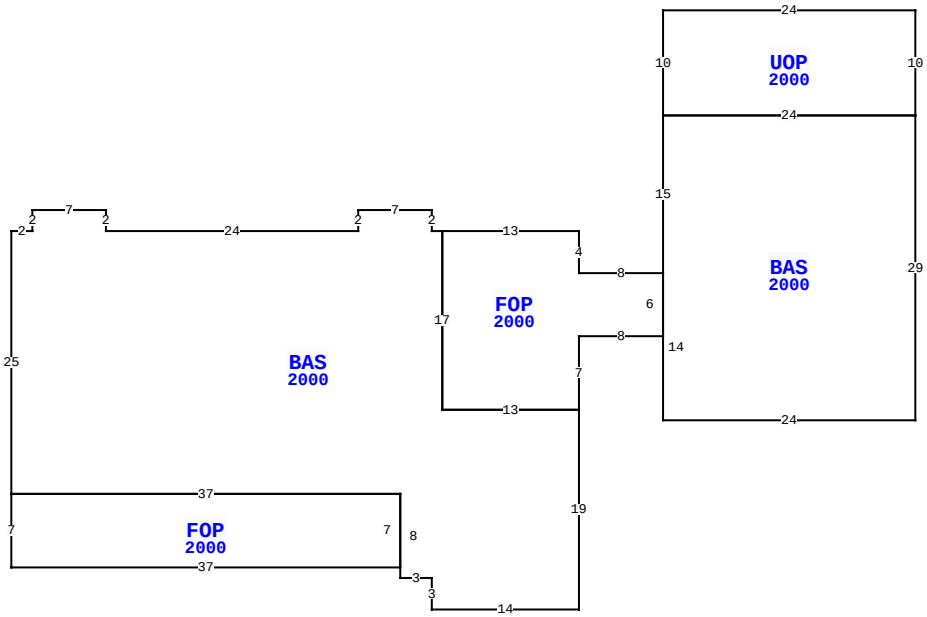
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	696	65,058
BAS	1,335	100	1,335	124,789
FOP	259	30	78	7,291
FOP	269	30	81	7,572
UOP	240	20	48	4,487
TOTALS	2,799		2,238	209,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	118.9034	112.96	252,804	2000	2000	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2001 Heated Area: 2031 HX Base Yr 2001



44514 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		209,195
TOTAL MARKET OB/XF VALUE		9,873
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,068
SOH/AGL Deduction		111,597
ASSESSED VALUE		157,471
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		102,471
TOTAL JUST VALUE		269,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00	NEW CONSTR	117,500	03/07/2000
B996356	NEW CONSTR	116,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/0016	10/01/2007	WD	U	I	18	100
GRANTOR: SHEPPARD JAMES A JR &						
GRANTEE: SHEPPARD JAMES A JR						
0877/1280	4/06/1999	WD	Q	V		20,500
GRANTOR: KNIGHT DONALD SCOTT						
GRANTEE: SHEPPARD JAMES A JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W24 S10 BAS=[YR=2000] S15 FOP=[YR=2000] W8 N4 W13 BAS=[YR=2000] W1 N2 W7 S2 W24 N2 W7 S2 W2 S25 FOP=[YR=2000] S7 E37 N7 W37 $ E37 S8 E3 S3 E14 N19 W13 N17 $ S17 E13 N7 E8 N6 $ S14 E24 N29 W24 $ E24 N10 $.

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	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	2,194.00	SF	4.00	4.00	100	2000	2000	3	79	6,933	

LAND DESCRIPTION

TOTAL OB/XF 9,873

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	000110	C	SFR RURAL	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