

BLOCK 4 LOT 30
IN OR 678 PG 1270
WOODLAND ESTATES UNIT 2

DENMARK DONALD A SR & BRENDA D
44472 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08

NEIGHBORHOOD/LOC 8005.00

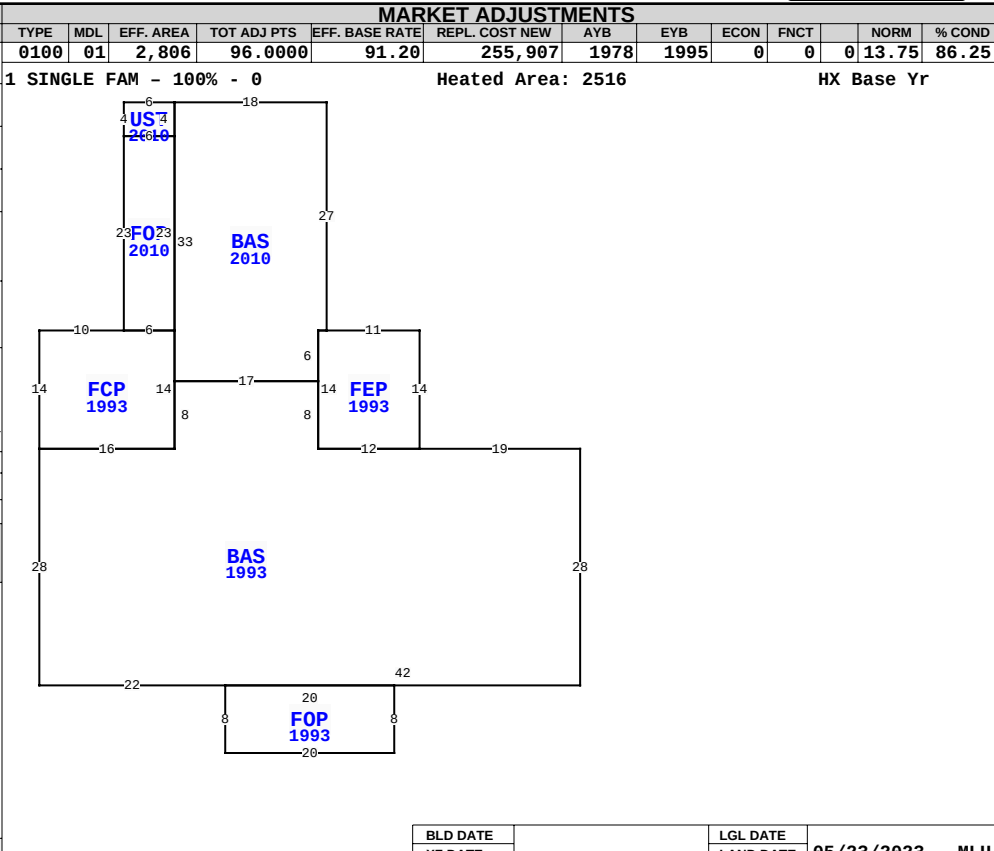
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	1,928	151,657
BAS	588	100	588	46,252
FCP	224	25	56	4,405
FEP	168	80	134	10,541
FOP	160	30	48	3,776
FOP	138	30	41	3,225
UST	24	45	11	865
TOTALS	3,230		2,806	220,720

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,334.00	SF	4.00	4.00	100	1989	1989	3	57	3,042	
2	0510	GARAGE WD-	0	100	23	49	1,127.00	SF	35.00	35.00	100	1986	1986	3	20	7,889	
3	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,014	
4	0681	POLE SHED	0	100	9	49	441.00	SF	15.00	15.00	100	1987	1987	3	20	1,323	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
6	0812	CONCRETE C	0	100	0	0	2,927.00	SF	4.00	4.00	100	1994	1994	3	68	7,961	
7	0751	UOP	0	100	27	10	270.00	SF	10.00	10.00	100	2016	2016	3	81	2,187	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000110	C	SFR RURAL	100	000



44472 WOODLAND CIR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 26,006

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										220,720	
TOTAL MARKET OB/XF VALUE										26,006	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										296,726	
SOH/AGL Deduction										133,231	
ASSESSED VALUE										163,495	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										113,495	
TOTAL JUST VALUE										296,726	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										287,503	
PERMIT NUM										ISSUED	
B1530632										06/01/2015	
P14099										01/01/2010	
B23080										11/01/2009	
R12202										11/01/2009	
2997										04/27/1989	
SALES DATA											
OFF RECORD Number										DATE	
0678/1270										4/08/1993	
GRANTOR: COPHER IRA & REBECCA										TYPE INST	
GRANTEE: DENMARK DONALD SR										Q U	
0519/1276										6/12/1987	
GRANTOR: MOORE TERRY & CAROL										WD Q I	
GRANTEE: COPHER IRA & REBECC										RSN CD	
0519/1276										62,000	
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FEP=[YR=1993] N14 W11 BAS=[YR=2010] N27 W18											
UST=[YR=2010] W6 S4 FOP=[YR=2010] S23 FCP=[YR=1993] W10 S14											
E16 N14 W6\$ E6 N23 W6\$ E6 N4\$ S33 E17 N6 E1\$ W1 S14 E12\$ W12											
N8 W17S8 W16 S28 E22 FOP=[YR=1993] S8 E20 N8 W20\$ E42N28\$.											