BLOCK 5 LOT 22 OR 520 PG 910
R621671 & R621672
WOODLAND ESTATES UNIT 2

TAYLOR JOSEPH K
44659 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0005-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

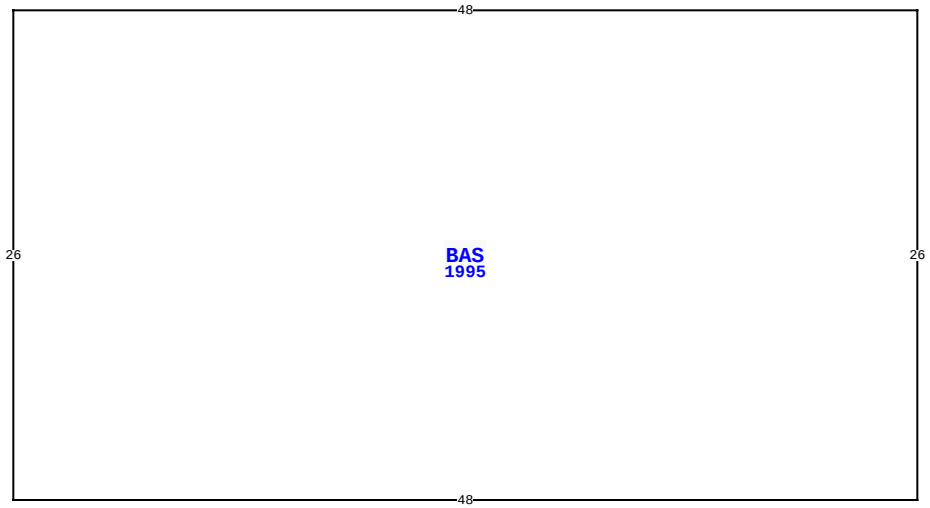
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	52,787
TOTALS	1,248		1,248	52,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	122.6000	91.95	114,754	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 0 Heated Area: 1248 HX Base Yr



44659 WOODLAND CIR, CALLAHAN

BLD DATE	06/27/2008 JW	LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		52,787
TOTAL MARKET OB/XF VALUE		8,683
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		111,470
SOH/AGL Deduction		48,233
ASSESSED VALUE		63,237
TOTAL EXEMPTION VALUE	HX HB	38,237
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413783	REPAIR/RRF	7,000	01/01/2014
MHU95915	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0520/0910	6/23/1987	FS	U	I		100
GRANTOR:						
GRANTEE:						
0287/0273	3/01/1979	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S26 E48 N26$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	19.50	19.50	100	1996	1996	3	20	562	
2	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	1996	1996	3	24	1,728	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	19.50	19.50	100	2003	2003	3	21	590	
5	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	2003	2003	3	83	3,108	

LAND DESCRIPTION

TOTAL OB/XF 8,683

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	000102	C	SFR/MH	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 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS