BLOCK 5 LOT 26
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BROOKS HALEIGH LYNN/BRADBERRY MATTHEW LYNN
44717 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0005-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05

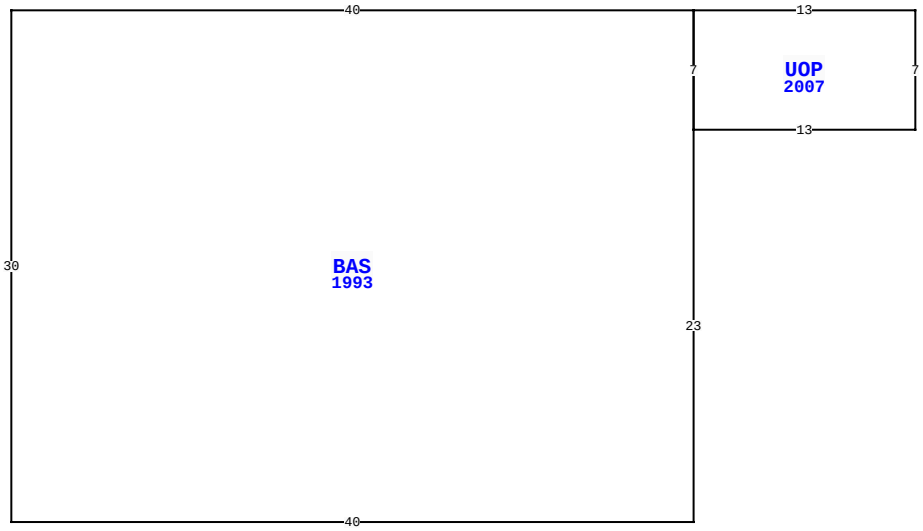
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	67,576
UOP	91	20	18	1,014
TOTALS	1,291		1,218	68,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	96.7780	91.94	111,983	1978	1983	0	0	0	38.75	61.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1200 HX Base Yr 2024



44717 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		68,590
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		118,590
SOH/AGL Deduction		0
ASSESSED VALUE		118,590
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,590
TOTAL JUST VALUE		118,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/0740	1/06/2023	QC	U	I	11	19,000
GRANTOR: BRADBERRY MATTHEW L						
GRANTEE: BRADBERRY MATTHEW L						
0706/0773	6/07/1994	WD	Q	I		53,600
GRANTOR: COPELAND TONY & DEBRA						
GRANTEE: BRADBERRY MATTHEW L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 E40 N23 UOP=[YR=2007] E13 N7 W13 S7$ N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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