BLOCK 5 LOT 30
IN OR 221/26 & OR 260/274
WOODLAND ESTATES UNIT 2

RAYBURN LISA B
44795 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0005-0300

BUILDING CHARACTERISTICS

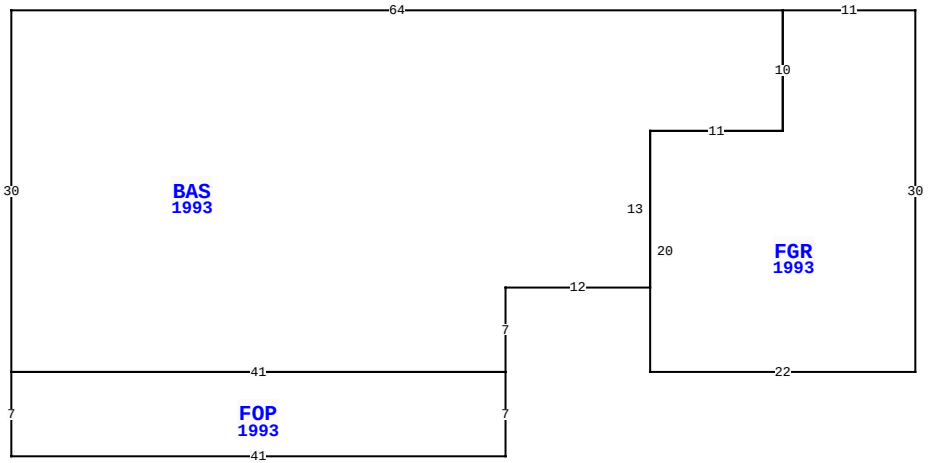
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,616	100	1,616	196,829
FGR	550	55	302	36,784
FOP	287	30	86	10,475
TOTALS	2,453		2,004	244,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	112.0000	140.00	280,560	1987	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 0 Heated Area: 1616 HX Base Yr



44795 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		244,087
TOTAL MARKET OB/XF VALUE		17,009
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		311,096
SOH/AGL Deduction		169,180
ASSESSED VALUE		141,916
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,916
TOTAL JUST VALUE		311,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,108

ALSO OWNS PRCLS: 0005-0031

EYB ADJSTD FOR NEW ROOF: 10/23 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003828	REPAIR/RRF	15,000	03/22/2023
3651	N/A	47,760	10/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0221/0026	1/01/1976	WD	Q	V		8,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] W64 S30 FOP=[YR=1993] S7 E41N7 W41$ E41 N7 E12 N13 E11N10$S10 W11 S20 E22 N30$.

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	0810	CONCRETE A	0	100	22	16	352.00	SF	6.50	6.50	100	1987	1987	3	52	1,190	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1987	1987	3	20	386	
4	0810	CONCRETE A	0	100	4	7	28.00	SF	6.50	6.50	100	1987	1987	3	52	95	
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1990	1990	3	59.5	387	
6	0351	CARPORT MT	0	100	18	9	162.00	SF	10.00	10.00	100	1990	1990	3	20	324	
7	0910	SCRN RM L	0	100	0	0	36.00	SF	15.00	15.00	100	1990	1990	3	20	108	
8	0866	POOL FIBER	0	100	26	14	364.00	SF	72.00	72.00	100	2002	2002	3	20	5,242	
9	0845	KOOL DECK	0	100	0	0	338.00	SF	7.25	7.25	100	2002	2002	3	82	2,009	
10	0476	VF 6 SBPL	0	100	0	0	177.00	LF	32.00	32.00	100	2016	2016	3	90	5,098	

TOTAL OB/XF 17,009

LAND DESCRIPTION

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS