

BLOCK 6 LOT 1
IN OR 1354/432
R235813 & R235814

MARSH CHERYL
44039 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0006-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										05										AVERAGE 100									
Roof Structur										03										GABLE/HIP 100									
Roof Cover										12										MODULAR MT 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									
Quality										04										Quality Level 04									
DOR CODE										0200										MOBILE HOME									
MAP NUM																				MKT AREA									
NEIGHBORHOOD/LOC										8005.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
BAS										1,680										100									
																				1,680									
																				47,810									
TOTALS										1,680										1,680									
47,810																													
EXTRA FEATURES										44039 WOODLAND CIR, CALLAHAN																			
L N										OB/XF CODE										DESCRIPTION									
1 0500										FP-PRE FAB										0 100 0 0									
2 1242										WD DECK A										0 100 20 16									
3 0510										GARAGE WD-										0 100 20 16									
4 0812										CONCRETE C										0 100 0 0									
TOTALS										1,680										1,680									
47,810																													
BLD DATE										XF DATE										LGL DATE									
INC DATE										LAND DATE										AG DATE									
05/23/2023										MLU																			
BUILDING NOTES																													
BUILDING DIMENSIONS										BAS=[YR=1993] W60 S28 E60 N28\$.																			
LAND DESCRIPTION										TOTAL OB/XF										8,850									
L N										USE CODE										CLS									
1 000102										C										SFR/MH									
CAP										100										0006									
R D										OR										0.00									
LOC ZONE										FRONT										DEPTH									
1.00										LT										1.00									
1.00										1.00										1.00									
50,000.00										50,000.00										50,000									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										05/20/2024										BY									
TWA										Total Acres: 0.00										Total Land Value: 50,000									
Market: 0										Agricultural: 0										Common: 50,000									
PRINTED 08/06/2024 BY SYS																													