

BLOCK 6 LOT 2
IN OR 2066/131
WOODLAND ESTATES UNIT 2

MOORE LINDA MARR
44063 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	Quality Level 06
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	2,233	100	2,233	219,225
FGR	575	55	316	31,023
FOP	156	30	47	4,614
FUS	340	100	340	33,380
STR	40	10	4	393
UOP	168	20	34	3,338

TOTALS	3,512		2,974	291,973
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	426.00	SF	6.50	6.50	100	1989
3	0940	SHEDS/PORT	0 100	6	10	60.00	SF	20.10	20.10	100	1980
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
5	0811	CONCRETE B	0 100	0	0	630.00	SF	5.20	5.20	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,974	120.5200	114.49	340,493	1989	1994	0	0	14.25	85.75
1 SINGLE FAM - 100% - 2017 Heated Area: 2573 HX Base Yr											
44063 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		291,973	
TOTAL MARKET OB/XF VALUE		6,160	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		348,133	
SOH/AGL Deduction		127,068	
ASSESSED VALUE		221,065	
TOTAL EXEMPTION VALUE		13	221,065
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		348,133	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,593	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2066/0131	8/17/2016	WD Q	Q	I	01	220,000	
GRANTOR: BARR CHARLES M & TANY							
GRANTEE: MOORE LARRY DAVID &							
1507/0476	6/21/2007	WD Q	Q	I		275,000	
GRANTOR: CANTRELL WENDELL L							
GRANTEE: BARR CHARLES M & TA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W38 UOP=[YR=2007] N12 W14 S12 E14\$ W40 S38 E29 FOP=[YR=1993] E26 FGR=[YR=1993] E23 N25 W23 S25\$ N6 W26 S6\$ N6 E26 N19 E23 N13\$ PTR=E20 FUS=[YR=2016] E26 S10 STR=[YR=2016] E4 S4 W10 N4 E6\$ W6 S4 W20 N14\$ W20\$.											