

BLOCK 7 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

LUSK SHANNON & CHARLES
44261 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	

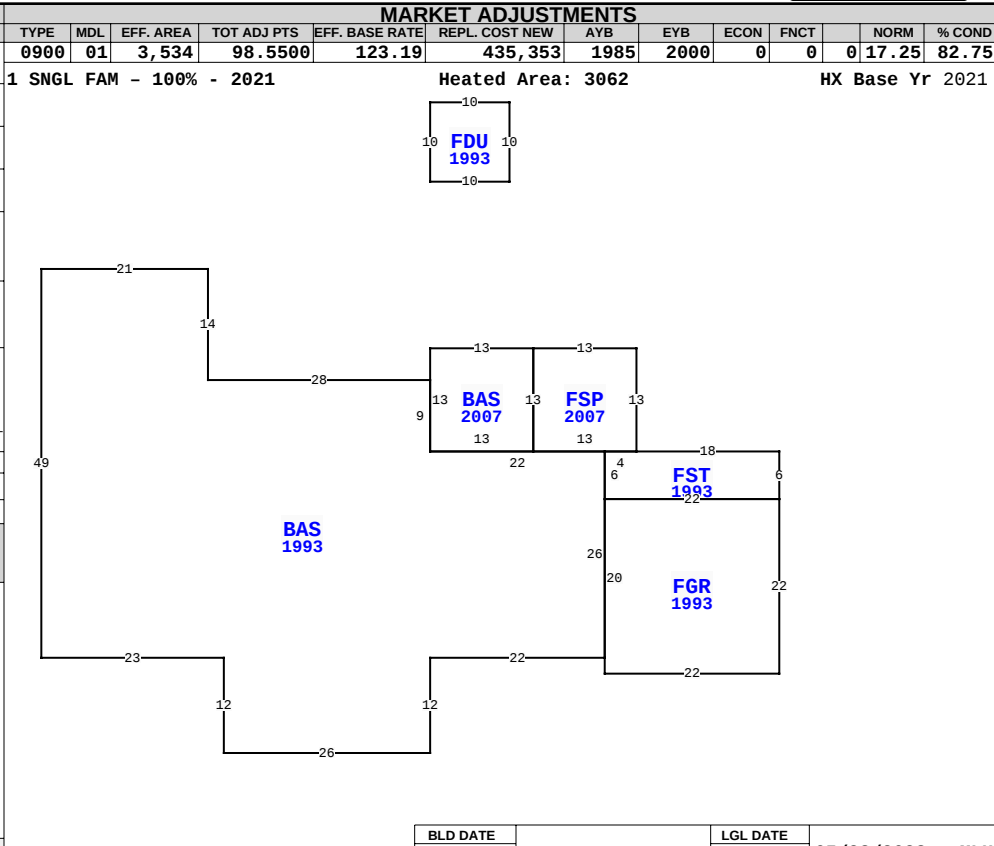
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,893	100	2,893	294,912
BAS	169	100	169	17,228
FDU	100	65	65	6,626
FGR	484	55	266	27,116
FSP	169	40	68	6,932
FST	132	55	73	7,442

TOTALS	3,947		3,534	360,255
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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	0680	POLE SHED	0 100	21	30	630.00	SF	5.00	5.00	100	1985
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
3	1242	WD DECK A	0 100	0	0	736.00	SF	10.00	10.00	100	1997
4	0812	CONCRETE C	0 100	0	0	4,032.00	SF	4.00	4.00	100	1985
5	0940	SHEDS/PORT	0 100	13	9	117.00	SF	30.00	30.00	100	1997
6	0911	SCRN RM A	0 100	12	10	120.00	SF	17.50	17.50	100	2004
7	0940	SHEDS/PORT	0 100	0	0	60.00	SF	34.50	34.50	100	2004

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	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE 02/09/2021 BY KBA



44261 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
13,331	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		360,255	
TOTAL MARKET OB/XF VALUE		13,331	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		423,586	
SOH/AGL Deduction		136,655	
ASSESSED VALUE		286,931	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		236,931	
TOTAL JUST VALUE		423,586	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,231	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/0350	7/28/2020	WD	Q	I	01	375,000	
GRANTOR: MIXSON BOBBY E & ROBY							
GRANTEE: LUSK SHANNON & CHAR							
0541/0635	4/22/1988	QC	U	I	01	100	
GRANTOR: MIXSON LYDIA							
GRANTEE: MIXSON BOBBY E							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W28 N14 W21 S49 E23 S12 E26 N12 E22											
FGR=[YR=1993] S2 E22 N22 FST=[YR=1993] N6 W18 FSP=[YR=2007]											
N13 W13 BAS=[YR=2007] W13 S13 E13 N13\$ S13 E13\$ W4 S6 E22\$											
W22 S20\$ N26 W22 N9\$ PTR=N25 FDU=[YR=1993] N10 E10 S10 W10\$											
S25\$.											

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