BLOCK 7 LOT 9
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BARE KIMBERLY SUE
44277 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0090

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

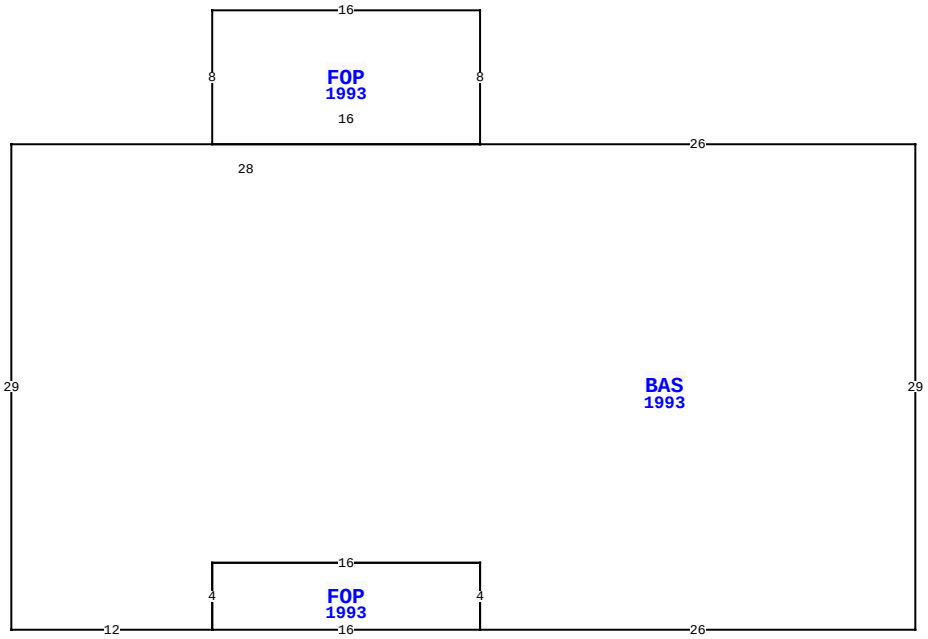
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	1,502	122,315
FOP	64	30	19	1,547
FOP	128	30	38	3,094
TOTALS	1,694		1,559	126,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	112.2000	106.59	166,174	1991	1991	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1502 HX Base Yr 2023



44277 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		126,957
TOTAL MARKET OB/XF VALUE		2,390
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		179,347
SOH/AGL Deduction		41,628
ASSESSED VALUE		137,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,719
TOTAL JUST VALUE		179,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6879	NEW CONSTR	50,388	12/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0546	4/04/2022	QC	U	I	11	45,500
GRANTOR: BARE KIMBERLY SUE						
GRANTEE: BARE SUSAN SCHOTT &						
2443/1863	3/18/2021	QC	U	I	11	100
GRANTOR: BARE SUSAN C						
GRANTEE: BARE KIMBERLY SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N8 W16 S8 E16$ W28 S29 E12
FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S4 E26 N29$.

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	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	1992	1992	3	64	2,390	

LAND DESCRIPTION

TOTAL OB/XF 2,390

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 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