

BLOCK 7 LOT 13
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

TURNER ANTHONY T & NORMA T
44345 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
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	1,592	100	1,592	135,844
BAS	336	100	336	28,671
FOP	150	30	45	3,840
FST	210	55	116	9,898
TOTALS	2,288		2,089	178,252

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10	100	1997	1997	3
3	0812	CONCRETE C	0 100	0	0	2,373.00	SF	4.00	4.00	100	1985	1985	3
5	0810	CONCRETE A	0 100	24	24	576.00	SF	6.50	6.50	100	2013	2013	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	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	2,089	110.5440	105.02	219,387	1984	1998	0	0	0	18.75	81.25	
1 SINGLE FAM - 100% - 2020 Heated Area: 1928 HX Base Yr 2020													
44345 WOODLAND CIR, CALLAHAN													
BLD DATE: 05/23/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		178,252	
TOTAL MARKET OB/XF VALUE		10,422	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		238,674	
SOH/AGL Deduction		54,969	
ASSESSED VALUE		183,705	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		133,705	
TOTAL JUST VALUE		238,674	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,032	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001770	REPAIR/RRF	7,000	03/01/2018
B1429048	20X22CPT	23,554	07/01/2014
B1429049	SWIM POOL	0	07/01/2014
M1217796	H/AC	0	12/01/2013
B1226549	XF0B	11,474	10/01/2012
B26279	REMODEL	2,000	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/1035	5/16/2019	WD	Q	I	02	237,000	
GRANTOR: GREEN ANGELA L & RAND							
GRANTEE: TURNER ANTHONY T &							
1802/1677	7/17/2012	WD	Q	I	02	162,000	
GRANTOR: HAWES TRACY & GABRIEL							
GRANTEE: GREEN ANGELA L							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FST=[YR=1993] W21 BAS=[YR=1993] W30 N6 W26 S37 E26 N5 FOP=[YR=1993] E30 BAS=[YR=2012] E21 N16 W21 S16\$ N5 W30 S5\$ N5 E30 N21\$ S10 E21 N10\$.													