

BLOCK 7 PT OF LOT 14
IN OR 2518/298
WOODLAND ESTATES #2 PB 4/46-48

JOHNSON DONALD & KRISTI
44365 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0141



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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,821	100	1,821	205,629
FGR	470	55	258	29,134
FOP	76	30	23	2,598
FSP	240	40	96	10,840
FST	113	55	62	7,001

TOTALS	2,720		2,260	255,201
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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	0812	CONCRETE C	0 100	0	0	2,879.00	SF	4.00	4.00	100	1989
2	0812	CONCRETE C	0 100	0	0	1,403.00	SF	4.00	4.00	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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,260	109.1720	136.46	308,400	1989	2000	0	0	0 17.25	82.75
1 SNGL FAM - 100% - 2022											
Heated Area: 1821											
HX Base Yr											
44365 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		269,376	
TOTAL MARKET OB/XF VALUE		10,043	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		329,419	
SOH/AGL Deduction		178	
ASSESSED VALUE		329,241	
TOTAL EXEMPTION VALUE		13	329,241
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		329,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,651	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3165	H/AC	3,000	10/04/1989
6014	XF0B	4,795	09/28/1989
5937	NEW CONSTR	79,100	08/22/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/0298	11/30/2021	WD	Q	I	01	379,900	
GRANTOR: LINGER MATTHEW & VICT							
GRANTEE: JOHNSON DONALD & KR							
2360/1274	5/05/2020	WD	Q	I	01	205,000	
GRANTOR: MOORE JENNIFER & JONA							
GRANTEE: LINGER MATTHEW D &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 FSP=[YR=1993] N12 W20 S12 E20\$ W40 FST=[YR=1993] W13 S6 FGR=[YR=1993] S25 E22 N20 W16 N5 W6\$ E6 S5 E7 N11\$ S11 E9 S20 E11 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 S4 E28 N31\$.											

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

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[illegible]



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
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	450	100	450	9,086
TOTALS	450		450	9,086

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	72.1050	25.24	11,358	2008	2008	0	0	0	20.00	80.00
3 GARAGE RES - 100% - 2022												
Heated Area: 450												
HX Base Yr												
18 25 25 18 BAS 2021												