

BLOCK 7 LOT 15 (EX S-2)
IN OR 2305/207
WOODLAND ESTATES UNIT 2

SHUGRUE JOHN TIMOTHY & TERRI L
44395 WOODLAND CIR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0150



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 60		
Interior Floor	11	CLAY TILE 40		
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	05	Quality Level 05		
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	1,684	100	1,684	162,282
BAS	288	100	288	27,754
FGR	575	55	316	30,452
FOP	198	30	59	5,685
TOTALS	2,745		2,347	226,173

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,347	139.9200	132.92	311,963	1983	1988	0	0	0 27.50	72.50
1 SINGLE FAM - 100% - 2016											
Heated Area: 1972											
HX Base Yr 2016											
44395 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

NASSAU COUNTY PROPERTY											
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VALUATION BY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
226,173											
TOTAL MARKET OB/XF VALUE											
17,746											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
293,919											
SOH/AGL Deduction											
118,303											
ASSESSED VALUE											
175,616											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
125,616											
TOTAL JUST VALUE											
293,919											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
284,361											
PERMIT NUM											
DESCRIPTION											
AMT											
ISSUED											
B20613											
DEMOLITION											
1,000											
10/01/2007											
B952259											
SWIM POOL											
17,000											
09/01/1995											
MHU95979											
MH MOVE-ON											
0											
07/01/1995											
SALES DATA											
OFF RECORD											
Number											
DATE											
TYPE											
Q											
V											
RSN											
CD											
SALE											
PRICE											
2305/0207											
9/19/2019											
QC											
U											
I											
11											
100											
GRANTOR: SHUGRUE JOHN T											
GRANTEE: SHUGRUE JOHN TIMOTH											
1979/0310											
5/08/2015											
WD											
Q											
I											
01											
175,000											
GRANTOR: CONNER DEVELOPMENT GR											
GRANTEE: SHUGRUE JOHN T											
BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=1993] W23 BAS=[YR=1993] N7 BAS=[YR=2008] N12 W24											
S12E24\$ W35 S3 W24 S29 E26 FOP=[YR=1993] S2E33 N6 W33 S4\$ N4											
E33 N21\$ S25E23 N25 \$.											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON</