BLOCK 3 PT OF LOTS 6 & 7 (S-1)
IN OR 2634/106
WOODLAND ESTATES UNIT 2

REINOLDS ROSALIND HORTON & CHRISTOPHER CRAIG
44096 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/17/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	110,400
TOTAL MARKET VALUE	7,362
SOH/AGL Deduction	0
ASSESSED VALUE	7,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,362
TOTAL JUST VALUE	116,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/106	4/27/2023	WD	Q	I	05	700,000
GRANTOR: STOCKDALE TRACY & ANN						
GRANTEE: REINOLDS ROSALIND H						
1286/0239	1/06/2005	WD	U	I	21	65,000
GRANTOR: CHEVALIER GERALD V &						
GRANTEE: STOCKDALE TRACY & A						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	006005	A	PASTURE - GR	0		OR			3.68	AC		1.00	1.00	1.00	370.00	370.00	1,362							
2	009910	M	MARKET VALUE	0		OR			3.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	110,400							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 3.68 Total Land Value: 1,362 Market: 110,400 Agricultural: 1,362 Common: 0 PRINTED 07/30/2025 BY SYS