BLOCK 3 PT LOTS 6 & 7
IN OR 215/358 & OR 215/363
(EX PT IN OR 1286/239 & OR 2778/

CHEVALIER JOYCE M
44086 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

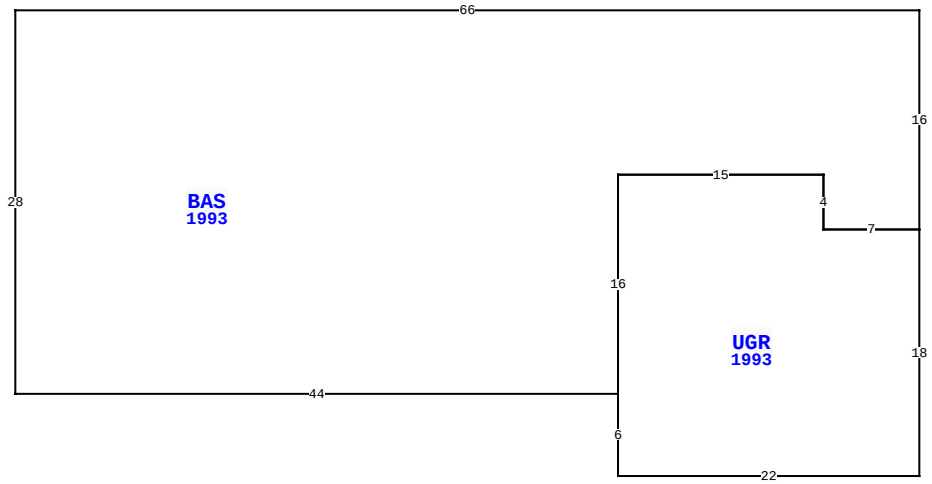
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1993	1,524	134,969
UGR	456	45	1993	205	18,155
TOTALS	1,980			1,729	153,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	109.0000	109.00	188,461	1978	1978	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 0 Heated Area: 1524 HX Base Yr



44086 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,125
TOTAL MARKET OB/XF VALUE		3,028
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		181,153
SOH/AGL Deduction		57,338
ASSESSED VALUE		123,815
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,093
TOTAL JUST VALUE		181,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0215/0363	1/01/1976	WD	Q	V		7,500

GRANTOR:
GRANTEE:

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,454.00	SF	4.00	4.00	100	1978	1978	3	28	1,628	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W66 S28 E44 N16 E15 S4 E7 N16 $
UGR=[YR=1993;ORIG=-22,28] S6 E22 N18 W7 N4 W15 S16 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,028

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 04/23/2025 BY TWA Total Acres: 1.04 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS