

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

16-1N-25-2912-0003-0082

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall 19 COMMON BRK 100										0900 01 2,936 130.3827 172.11 505,315 1978 1995 0 0 24.25 75.75										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2024 Heated Area: 2652 HX Base Yr 2024										Tax Group: 6 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 409,720									
Interior Wall 03 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 118,129									
Interior Floo 11 CLAY TILE 70																				TOTAL LAND VALUE - MARKET 138,650									
Interior Floo 14 CARPET 30																				TOTAL MARKET VALUE 578,785									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 578,785									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 3 100																				BASE TAXABLE VALUE 528,063									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 666,399									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 655,141									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 5000 IMPROVED AG																				R2306484 ROOF 05/18/2023									
MAP NUM MKT AREA 08																				B24359 ADDITION 24,356 02/01/2011									
NEIGHBORHOOD/LOC 8005.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,652 100 1993 2,652 345,750																													
FCP 813 25 1993 203 26,466																													
FST 147 55 1993 81 10,560																													
TOTALS 3,612 2,936 382,776																													
EXTRA FEATURES										44096 WOODLAND CIR, CALLAHAN																			
L N 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1978 1978 3 40 1,400																													
2 0940 SHEDS/PORT 0 100 18 12 216.00 SF 30.00 30.00 100 1980 1980 3 20 1,296																													
3 0812 CONCRETE C 0 100 0 0 1,157.00 SF 4.00 4.00 100 1978 1978 3 28 1,296																													
4 0812 CONCRETE C 0 100 0 0 5,685.00 SF 4.00 4.00 100 1993 1993 3 64 14,554																													
5 0681 POLE SHED 0 100 24 10 240.00 SF 15.00 15.00 100 1980 1980 3 20 720																													
6 0510 GARAGE WD- 0 100 26 24 624.00 SF 35.00 35.00 100 1980 1980 3 20 4,368																													
7 0350 CARPORT WD 0 100 24 10 240.00 SF 13.00 13.00 100 1980 1980 3 20 624																													
8 0530 STBL WD 0 100 26 33 858.00 SF 37.50 37.50 100 1992 1992 3 20 6,435																													
9 0530 STBL WD 0 100 43 26 1,118.00 SF 37.50 37.50 100 1995 1995 3 20 8,385																													
10 0530 STBL WD 0 100 40 14 560.00 SF 37.50 37.50 100 1995 1995 3 20 4,200																													
LAND DESCRIPTION										TOTAL OB/XF 43,278																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 005000 C AGRICULTURAL 100 OR 0.00 0.00 1.00 LT 1.00 1.00 1.00 50,000.00 50,000.00 50,000																													
2 006005 A PASTURE - GR 0 OR 2.53 AC 1.00 1.00 1.00 370.00 370.00 936																													
3 009910 M MARKET VALUE 0 2.53 AC 1.00 1.00 1.00 35,000.00 35,000.00 88,550																													
REVIEW DATE 01/14/2021 BY KWA										Total Acres: 4.84 Total Land Value: 50,936										Market: 88,550 Agricultural: 936 Common: 50,000 PRINTED 07/30/2025 BY SYS									

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