BLOCK 3 LOT 9 & S-1 OF LOT 8
IN OR 1482/833
EX ESMT OR 1271/1681

HARRISON THOMAS & CARRIE
44090 WOODLAND AVENUE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

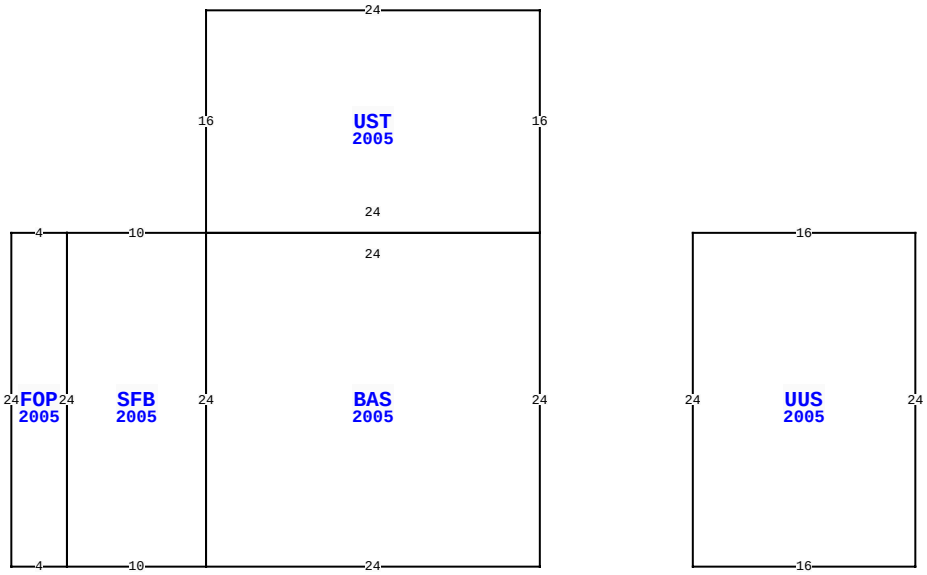
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	03	CONC FINSH 90
Interior Floo	01	NONE 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0700	MISC RESIDENTIAL
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	576	100	2005	576	12,164
FOP	96	30	2005	29	613
SFB	240	80	2005	192	4,054
UST	384	45	2005	173	3,653
UUS	384	50	2005	192	4,054
TOTALS	1,680			1,162	24,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,162	79.2750	29.33	34,081	2005	2005	0	0	0	28.00	72.00

1 GARAGE RES – 0% - 0 Heated Area: 768 HX Base Yr



WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,538
TOTAL MARKET OB/XF VALUE	9,130
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	58,668
SOH/AGL Deduction	0
ASSESSED VALUE	58,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,668
TOTAL JUST VALUE	58,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/0833	3/02/2007	WD	Q	I	06	100

GRANTOR: AUCHTER GEORGE D & PA

GRANTEE: HARRISON THOMAS & C

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2005] W10 FOP=[YR=2005] W4 S24 E4 N24$ S24 E10
BAS=[YR=2005] E24 N24 UST=[YR=2005] N16 W24 S16 E24$ W24 S24$
N24$ PTR=E35 UUS=[YR=2005] E16 S24 W16 N24$ W35$.

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	0300	BOAT DCK W	0	0	4	12	48.00	SF	24.00	24.00	100	2004	2004	3	32	369	
2	0940	SHEDS/PORT	0	0	13	17	221.00	SF	30.00	30.00	100	2005	2005	3	22	1,459	
3	0810	CONCRETE A	0	0	5	28	140.00	SF	6.50	6.50	100	2005	2005	3	84	764	
4	0819	CONC 12"	0	0	15	24	360.00	SF	4.75	4.75	100	2005	2005	3	84	1,436	
5	0810	CONCRETE A	0	0	0	0	195.00	SF	6.50	6.50	100	2005	2005	3	84	1,065	
6	1131	REINFR 8	0	0	4	24	96.00	SF	6.30	6.30	100	2005	2005	3	96	581	
7	0300	BOAT DCK W	0	0	10	24	240.00	SF	40.00	40.00	100	2005	2005	3	36	3,456	

LAND DESCRIPTION

TOTAL OB/XF 9,130

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS