BLOCK 3 LOTS 11 & 10
IN OR 1230/1355
WOODLAND ESTATES UNIT 2

CRAVEY ALAN D & SHARON R
44118 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0110

BUILDING CHARACTERISTICS

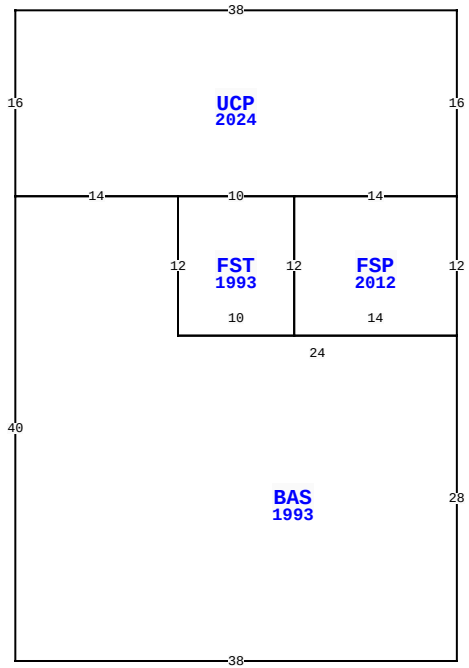
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	1,232	100	1993	1,232	113,349
FSP	168	40	2012	67	6,164
FST	120	55	1993	66	6,072
UCP	608	20	2024	122	11,224
TOTALS	2,128			1,487	136,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	112.2000	112.20	166,841	1976	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1232 HX Base Yr 2002



44118 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,810
TOTAL MARKET OB/XF VALUE		7,889
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		244,699
SOH/AGL Deduction		106,052
ASSESSED VALUE		138,647
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,925
TOTAL JUST VALUE		244,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/1355	5/14/2004	WD	U	I	07	100
GRANTOR: ADNOLINA JOSEPH C & T						
GRANTEE: CRAVEY ALAN D & SHA						
0983/0531	4/25/2001	WD	Q	I		95,500
GRANTOR: ANDOLINA JOSEPH C & T						
GRANTEE: CRAVEY ALAN D & SHA						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2005	2005	3	22	283	
3	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	100	2005	2005	3	36	605	
4	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	30.00	100	2008	2008	3	31	2,976	
5	0681	POLE SHED	0	100	16	16	256.00	SF	15.00	15.00	100	2008	2008	3	48	1,843	
6	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2008	2008	3	48	461	
7	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2008	2008	3	48	461	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,0] W14 S40 E38 N28 W24 N12 $
FSP=[YR=2012;ORIG=0,0] W14 S12 E14 N12 $
FST=[YR=1993;ORIG=-14,0] W10 S12 E10 N12 $
UCP=[YR=2024;ORIG=-38,0] E14 E10 E14 N16 W38 S16 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,889

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS