BLOCK 3 LOT 19
IN OR 418 PG 798
WOODLAND ESTATES UNIT 2

ADDAIR JEFFREY E & PEGGY G/
44196 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

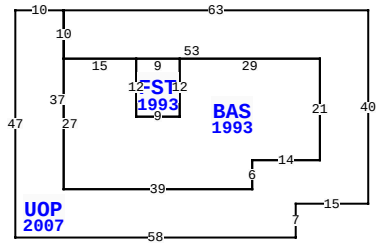
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

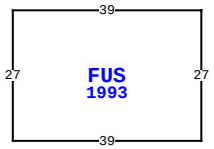
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,239	100	1993	1,239	127,215
FST	108	55	1993	59	6,058
FUS	1,053	100	1993	1,053	108,118
UOP	1,979	20	2007	396	40,660
TOTALS	4,379			2,747	282,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,747	95.7312	126.37	347,138	1990	1995	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 2292 HX Base Yr





44196 WOODLAND CIR, CALLAHAN

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

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	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1988	1988	3	52	18,720	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1999	1999	3	21	8,033	
4	0845	KOOL DECK	0	100	0	0	1,432.00	SF	7.25	7.25	100	1999	1999	3	75	7,787	
5	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2024	2015		95	4,323	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		282,050
TOTAL MARKET OB/XF VALUE		41,173
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		373,223
SOH/AGL Deduction		168,770
ASSESSED VALUE		204,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,731
TOTAL JUST VALUE		373,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414053	REPAIR/RRF	8,480	08/01/2014
B996213	SWIM POOL	17,846	01/06/1999
6295	NEW CONSTR	74,270	02/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0418/0798	4/01/1984	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						
0314/0517	5/01/1980	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W63 S10 BAS=[YR=1993] S27 E39 N6 E14 N21 W29 FST=[YR=1993] W9 S12 E9 N12$ S12 W9 N12 W15$ E53 S21 W14 S6 W39 N37 W10 S47 E58 N7 E15 N40$ PTR=E75 FUS=[YR=1993] E39 S27 W39 N27 $ W75$.

LAND DESCRIPTION

TOTAL OB/XF 41,173

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							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS