BLOCK 3 LOT 21
IN OR 1373/166
1995 JAG DW/MH

ADDAIR ROBERT M & ANGELA M/
44240 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

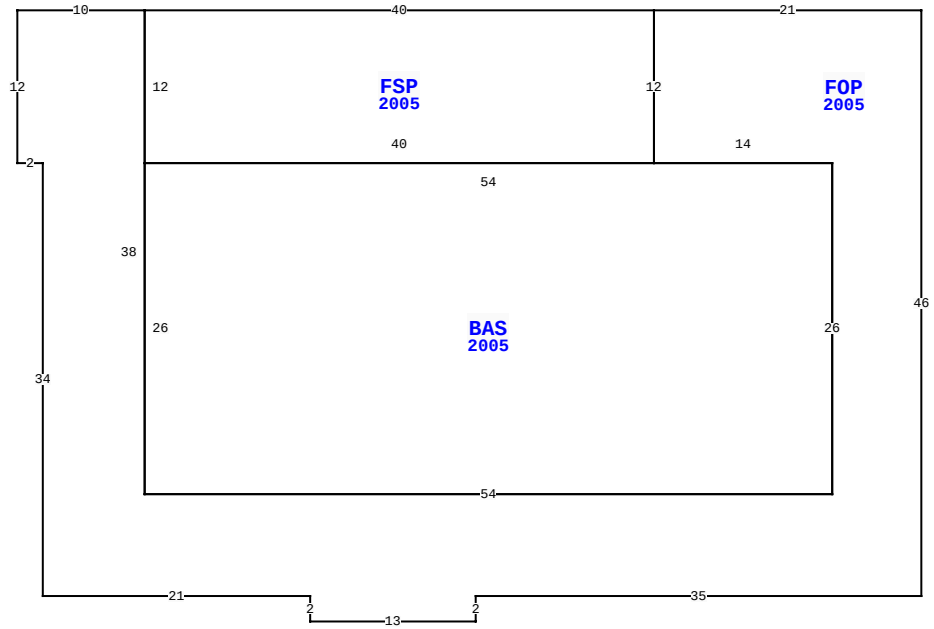
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,404	100	2005	1,404	41,960
FOP	1,340	30	2005	402	12,014
FSP	480	60	2005	288	8,607
TOTALS	3,224			2,094	62,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,094	117.2000	99.62	208,604	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



44230 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	62,581
TOTAL MARKET OB/XF VALUE	7,088
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	119,669
SOH/AGL Deduction	0
ASSESSED VALUE	119,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,669
TOTAL JUST VALUE	119,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3084	N/A	5,365	11/12/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0166	12/12/2005	WD	Q	I		142,000
GRANTOR: HARKCOM BRENDA LEE &						
GRANTEE: ADDAIR ROBERT M & A						
0968/1016	1/29/2001	WD	Q	I	01	24,100
GRANTOR: HARKOOM BRENDA ADDAIR						
GRANTEE: HARKOOM BRENDA & KE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W21 FSP=[YR=2005] W40 S12 BAS=[YR=2005] S26 E54 N26 W54 $ E40 N12 $ S12 E14 S26 W54 N38 W10 S12 E2 S34 E21 S2 E13 N2 E35 N46 $.

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	0	0	0	1,867.00	SF	4.00	4.00	100	2000	2000	3	77	5,750	
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	2004	2004	3	21	810	
3	1242	WD DECK A	0	0	22	12	264.00	SF	10.00	10.00	100	2000	2000	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 7,088

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	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