BLOCK 3 LOT 29
IN OR 1948/1763
WOODLAND ESTATES UNIT 2

STALNAKER DANNY J SR & SONYA/STALNAKER VIVIAN
44340 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0290

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 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

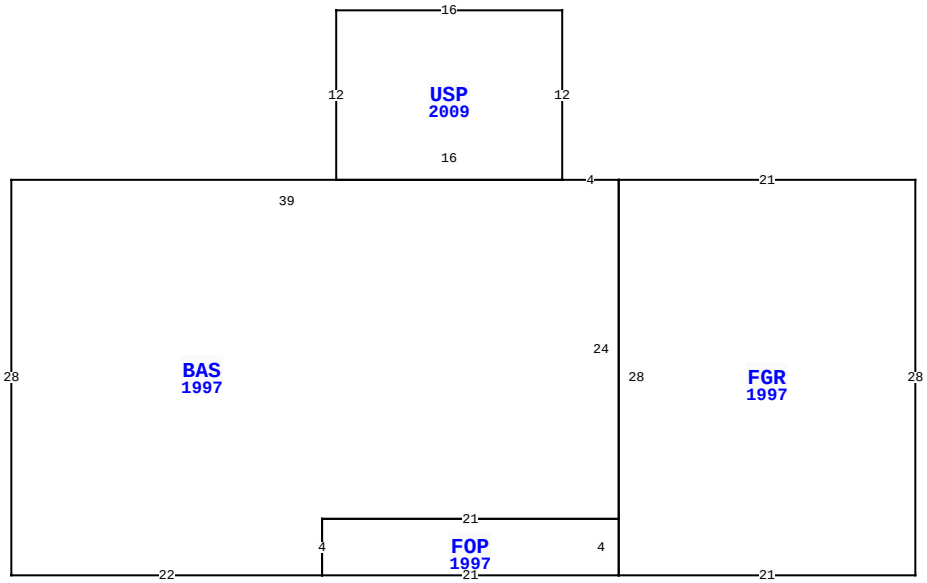
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1997	1,120	134,456
FGR	588	55	1997	323	38,776
FOP	84	30	1997	25	3,001
USP	192	30	2009	58	6,963
TOTALS	1,984			1,526	183,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,526	101.8980	134.51	205,262	1997	2002	0	0	0	10.75	89.25

1 SNGL FAM – 50% - 2015 Heated Area: 1120 HX Base Yr 2015



44340 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		183,196
TOTAL MARKET OB/XF VALUE		2,669
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,865
SOH/AGL Deduction		63,010
ASSESSED VALUE		172,855
TOTAL EXEMPTION VALUE	HA HAB	38,643
BASE TAXABLE VALUE		134,212
TOTAL JUST VALUE		235,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006283	REPAIR/RRF	10,400	10/01/2017
M972432	H/AC	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1948/1763	11/07/2014	WD	Q	I	02	145,000
GRANTOR: BLACKSHEAR LEE B SR E						
GRANTEE: STALNAKER DANNY JOE						
1577/0493	7/17/2008	WD	Q	I		169,000
GRANTOR: KIRKWOOD RICHARD A &						
GRANTEE: BLACKSHEAR LEE B SR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W21 BAS=[YR=1997] W4 USP=[YR=2009] N12 W16 S12 E16$ W39 S28 E22 FOP=[YR=1997] E21 N4 W21 S4$ N4 E21 N24$ S28 E21 N28$.

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	0811	CONCRETE B	0	50	0	0	713.00	SF	5.20	5.20	100	1997	1997	3	72	2,669	

LAND DESCRIPTION

TOTAL OB/XF 2,669

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	50	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 07/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS