

BLOCK 3 PT OF LOTS 30 & 31
IN OR 2496/1784
WOODLAND ESTATES UNIT 2

YAKLIN CORY L & COREY A
44358 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	150,836
BAS	336	100	2007	336	43,994
FOP	110	30	1993	33	4,321
PTO	110	5	2016	6	786
USP	280	30	2018	84	10,999

TOTALS	1,988			1,611	210,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	0	0	352.00	SF	20.10
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50
3	0510	GARAGE WD-	0	100	18	25	450.00	SF	35.00
4	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50
5	0510	GARAGE WD-	0	100	10	16	160.00	SF	35.00
6	0350	CARPORT WD	0	100	10	16	160.00	SF	13.00
7	0351	CARPORT MT	0	100	18	38	684.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,611	144.2790	144.28	232,435	1977	2005	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1488 HX Base Yr 2022											

44358 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0	100	0	0	352.00	SF	20.10	20.10	100	1980	1980	3	20	1,415	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2016	2016	3	95	988	
3	0510	GARAGE WD-	0	100	18	25	450.00	SF	35.00	35.00	100	2015	2015	3	75	11,813	
4	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50	6.50	100	2016	2016	3	95	1,136	
5	0510	GARAGE WD-	0	100	10	16	160.00	SF	35.00	35.00	100	2009	2009	3	52	2,912	
6	0350	CARPORT WD	0	100	10	16	160.00	SF	13.00	13.00	100	2009	2009	3	35	728	
7	0351	CARPORT MT	0	100	18	38	684.00	SF	10.00	10.00	100	2016	2016	3	70	4,788	

TOTAL OB/XF										23,780									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										222,345									
TOTAL MARKET OB/XF VALUE										23,780									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										296,125									
SOH/AGL Deduction										101,604									
ASSESSED VALUE										194,521									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										143,799									
TOTAL JUST VALUE										296,125									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										287,718									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004190	ADDITION	6,453	06/01/2018
B1633297	CARPORT	16,472	10/01/2016
B1530790	GARAGE	19,499	07/01/2015
B1326966	REPAIR/RRF	35,000	03/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2496/1784	9/13/2021	WD	Q	I	01	322,000	
GRANTOR: WILCOX MARGARET ANN							
GRANTEE: YAKLIN CORY L & COR							
2022/0903	1/08/2016	WD	Q	I	01	200,000	
GRANTOR: DECOT DORIS ET AL							
GRANTEE: WILCOX MARGARET ANN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2016] W5 USP=[YR=2018] W28 S10 BAS=[YR=2007] S12 BAS=[YR=1993] W20 S24 E14 FOP=[YR=1993] S5E22 N5 W22\$E34 N24 W28\$ E28 N12 W28\$ E28 N10\$ S22 E5 N22\$.									

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