BLOCK 3 LOT 32
IN OR 322 PG 600
WOODLAND ESTATES UNIT 2

ABERNETHY PATRICIA NAIF
44382 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

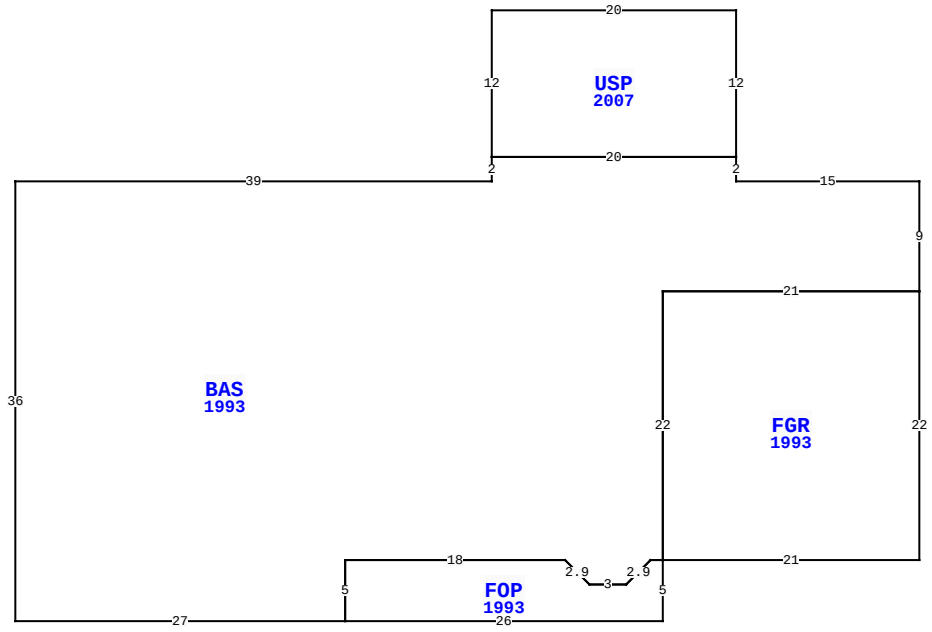
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,017	100	1993	2,017	165,064
FGR	462	55	1993	254	20,787
FOP	120	30	1993	36	2,946
USP	240	30	2007	72	5,892
TOTALS	2,839			2,379	194,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,379	108.6820	108.68	258,550	1983	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 0 Heated Area: 2017 HX Base Yr



44382 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		194,688
TOTAL MARKET OB/XF VALUE		31,583
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,271
SOH/AGL Deduction		108,831
ASSESSED VALUE		167,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,718
TOTAL JUST VALUE		276,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001962	REPAIR/RRF	11,550	02/19/2021
B25947	ADDITION	16,565	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0322/0600	10/01/1980	WD	Q	V		8,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N2 USP=[YR=2007] N12 W20 S12 E20 $ W20 S2 W39 S36 E27 FOP=[YR=1993] E26 N5 W1 D2 L2 W3 L2 U2 W18 S5 $ N5 E18 D2 R2 E3 R2 U2 E1 FGR=[YR=1993] E21 N22 W21 S22 $ N22 E21 N9 $.

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	0866	POOL FIBER	0	100	32	16	576.00	SF	72.00	72.00	100	1983	1983	3	20	8,294	
2	0845	KOOL DECK	0	100	0	0	520.00	SF	7.25	7.25	100	1983	1983	3	38	1,433	
3	0812	CONCRETE C	0	100	0	0	669.00	SF	4.00	4.00	100	1985	1985	3	44	1,177	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	1997	1997	3	20	351	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1997	1997	3	20	482	
6	0510	GARAGE WD-	0	100	30	28	840.00	SF	35.00	35.00	100	2012	2012	3	64	18,816	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	

LAND DESCRIPTION

TOTAL OB/XF 31,583

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 07/16/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS