BLOCK 3 LOT 36
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

SHUMAN KENNETH JAY
44100 WOODLAND CT
CALLAHAN, FL 32011

**2025**

**16-1N-25-2912-0003-0360**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 08 | SHT VINYL 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

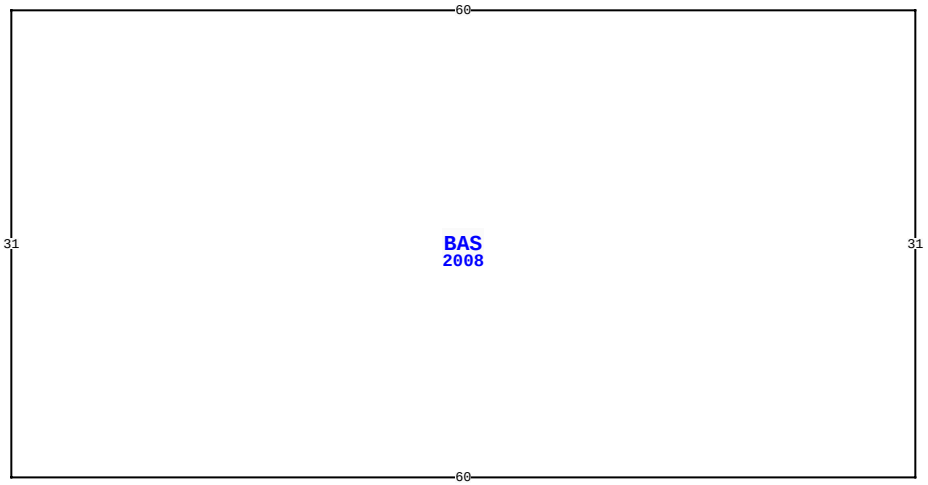
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,860 | 100 | 2008 | 1,860 | 126,130 |
| TOTALS | 1,860 | | | 1,860 | 126,130 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,860 | 132.9600 | 113.02 | 210,217 | 2008 | 2008 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 94+ – 100% - 2015 Heated Area: 1860 HX Base Yr 2015




44100 WOODLAND CT, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,130 |
| TOTAL MARKET OB/XF VALUE | | 1,820 |
| TOTAL LAND VALUE - MARKET | | 100,464 |
| TOTAL MARKET VALUE | | 228,414 |
| SOH/AGL Deduction | | 114,918 |
| ASSESSED VALUE | | 113,496 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 62,774 |
| TOTAL JUST VALUE | | 228,414 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 199,269 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1789/0296 | 4/05/2012 | WD | U | I | 30 | 100 |

GRANTOR: SCHIHL CYNTHIA SOUTHW
GRANTEE: SHUMAN KENNETH JAY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W60 S31 E60 N31$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 91 | 1,820 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,820

| 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 | 6.44 | AC | | 1.00 | 1.00 | 0.80 | 19,500.00 | 15,600.00 | 100,464 | | | | | | | |

REVIEW DATE 01/06/2023 BY KW Total Acres: 6.44 Total Land Value: 100,464 Market: 0 Agricultural: 0 Common: 100,464 PRINTED 07/30/2025 BY SYS