

BOLES RAY & NANCY K
44822 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION020FACE BRICK 10003GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floor14CARPET 80Interior Floor11CLAY TILE 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100BedroomsBathroomsFrameStories UnitsOccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCBASFGRFOPFUS

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTPCT OF BASEEFF. RATE REPL. COST NEWAYBEYBYECONFNCTNORM% COND0100012,050122.4608122.46251,0431979198400028.0072.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARDTax Group: 6Tax Dist:BUILT MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SUBAREAS

FOP BAS FGR FUS

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE0530/035711/03/1987QCUI100GRANTOR: GREEN TERRY & NANCY KGRANTEE: BOLES RAY & NANCY K0223/00758/12/1976WDQV8,300GRANTOR: ST REGIS LAND DEV CORGRANTEE: GREEN TERRY A & NANBUILDING NOTESBUILDING DIMENSIONSFGR=[YR=1993] W21 BAS=[YR=1993] W37 S35 E16 FOP=[YR=1993] E17 N5 W17 S\$S N5 E17 N5 E4 N25\$ S25 E21 N25\$ PTR=E15FUS=[YR=1993] E11 N11 E11 S11 E15 S12 W37 N12\$ W15\$.LAND DESCRIPTIONTOTAL OB/XFTOTAL LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJTUNIT PRICELAND UNIT PRICELAND VALUETHOTHER ADJUSTMENT AND NOTESTOTAL YRDENSITYDECLFRZYRCONSRV

REVIEW DATE06/08/2020BYKBA

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