

BLK 4 LOT 4
IN OR 275/207
WOODLAND ESTATES UNIT 2

BOLES NANCY K/BOLES RAY C
44822 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	02	Quality Level 02
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	1,320	100	2009	1,320	23,550
TOTALS	1,320			1,320	23,550

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	0	26	26	676.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	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	
0820	02	1,320	74.3400	59.47	78,500	1984	1984	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1320													
HX Base Yr													
24 24													
BAS 2009													
44822 WOODLAND CIR, CALLAHAN													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/23/2023 MLU													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		23,550	
TOTAL MARKET OB/XF VALUE		4,732	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		78,282	
SOH/AGL Deduction		14,019	
ASSESSED VALUE		64,263	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		64,263	
TOTAL JUST VALUE		78,282	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2278/0323	1/03/2018	QC	U	I	11	100	
GRANTOR: GREEN TERRY A							
GRANTEE: BOLES NANCY K & RAY							
0275/0207	9/01/1978	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2009] W55 S24 E55 N24\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00