

BLOCK 4 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

DARMOFAL EDWIN J LIVING TRUST/DARMOFAL JOSEPH R C
44762 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0080



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 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

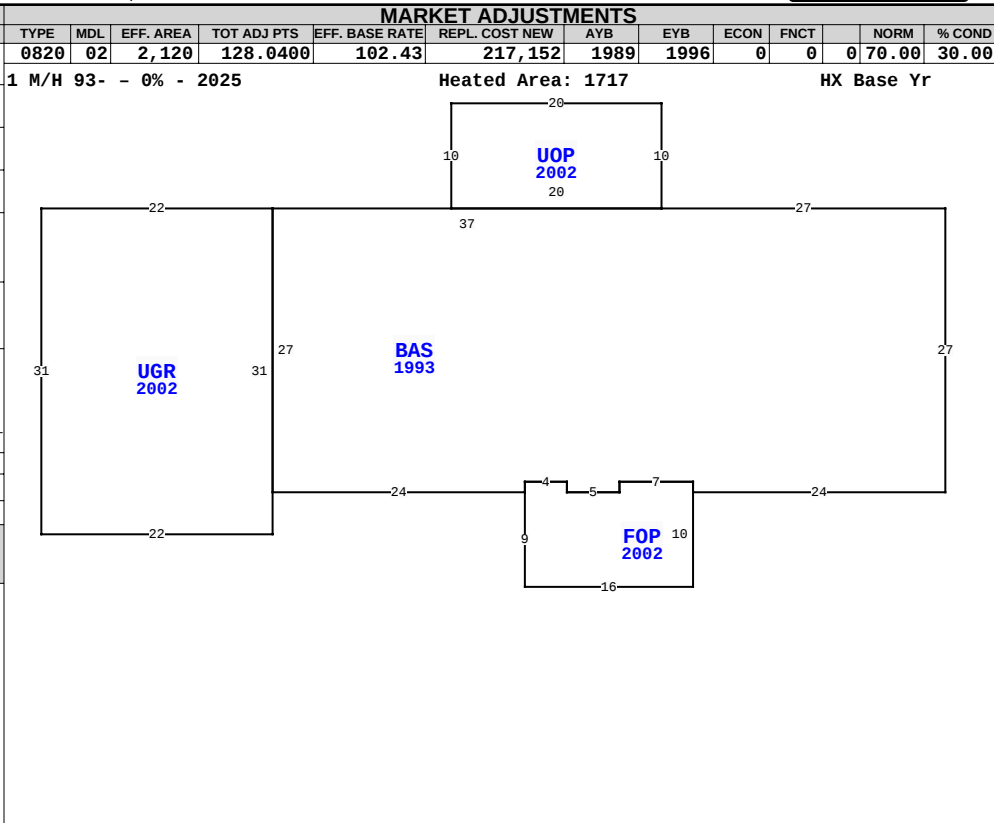
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1993	1,717	52,762
FOP	155	30	2002	46	1,414
UGR	682	45	2002	307	9,434
UOP	200	25	2002	50	1,537

TOTALS	2,754			2,120	65,146
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	519.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0752	USP	0	0	16	4	64.00	SF	15.00

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		OR	0.00	0.00	1.00

REVIEW DATE	06/09/2020	BY	KBA
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44762 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	0810	CONCRETE A	0	0	0	0	519.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,839	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0752	USP	0	0	16	4	64.00	SF	15.00	15.00	100	2002	2002	3	29	278	

TOTAL OB/XF													4,357		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00				

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				65,146	
TOTAL MARKET OB/XF VALUE				4,357	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				119,503	
SOH/AGL Deduction				0	
ASSESSED VALUE				119,503	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				119,503	
TOTAL JUST VALUE				119,503	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				121,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7628	MH MOVE-ON	35,000	01/09/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2713/1621	5/16/2024	SW	U	I	11
GRANTOR: DARMOFAL EDWIN J					SALE PRICE
GRANTEE: DARMOFAL EDWIN J LI					100
1095/0133	11/18/2002	WD	Q	I	
GRANTOR: HOLTON ROBERT A & JOA					124,000
GRANTEE: DARMOFAL EDWIN J &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 UOP=[YR=2002] N10 W20 S10 E20 \$ W37									
UGR=[YR=2002] W22 S31 E22 N31 \$ S27 E24 FOP=[YR=2002] S9									
E16 N10 W7 S1 W5 N1 W4 S1 \$ N1 E4 S1 E5 N1 E7 S1 E24 N27 \$.									