BLOCK 4 LOT 12
IN OR 636 PG 434
WOODLAND ESTATES UNIT 2

KRIETE FREDERICK W JR & DONNA
44718 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0120

BUILDING CHARACTERISTICS

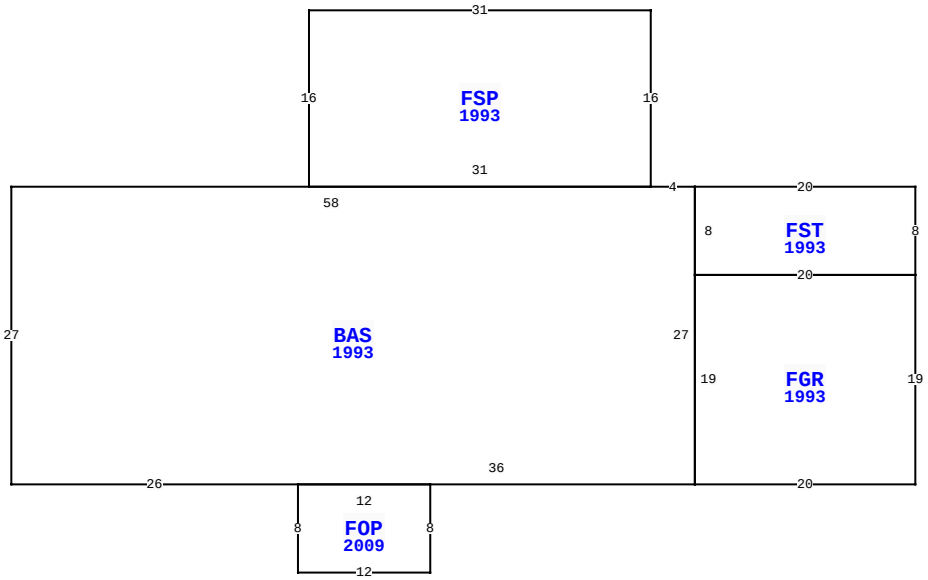
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,674	100	1993	1,674	158,769
FGR	380	55	1993	209	19,822
FOP	96	30	2009	29	2,751
FSP	496	40	1993	198	18,779
FST	160	55	1993	88	8,346
TOTALS	2,806			2,198	208,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	114.2680	114.27	251,165	1980	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1674 HX Base Yr



44718 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

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	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	1980	1980	3	30	807	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	4.36	4.36	100	1989	1989	3	54.5	114	
3	0681	POLE SHED	0	100	20	11	220.00	SF	15.00	15.00	100	1985	1985	3	20	660	
4	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1979	1979	3	20	1,920	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1985	1985	3	20	720	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		208,467
TOTAL MARKET OB/XF VALUE		4,221
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		262,688
SOH/AGL Deduction		4,457
ASSESSED VALUE		258,231
TOTAL EXEMPTION VALUE	13	258,231
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		262,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0636/0434	9/13/1991	WD	U	I		76,500
GRANTOR: DAVIS EDNA M						
GRANTEE: KRIETE FREDERICK JR						
0600/1305	6/29/1990	QC	Q	I	01	100
GRANTOR: DAVIS JAMES & EDNA						
GRANTEE: DAVIS EDNA M						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 BAS=[YR=1993] W4 FSP=[YR=1993] N16 W31 S16 E31$ W58 S27 E26 FOP=[YR=2009] S8 E12 N8 W12$ E36 FGR=[YR=1993] E20 N19 W20 S19$ N27$ S8 E20 N8$.

LAND DESCRIPTION

TOTAL OB/XF 4,221

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS