BLOCK 4 LOT 14
IN OR 1950/1286
WOODLAND ESTATES UNIT 2

REGISTER JAMES W/REGISTER BETSY A ET AL
44686 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

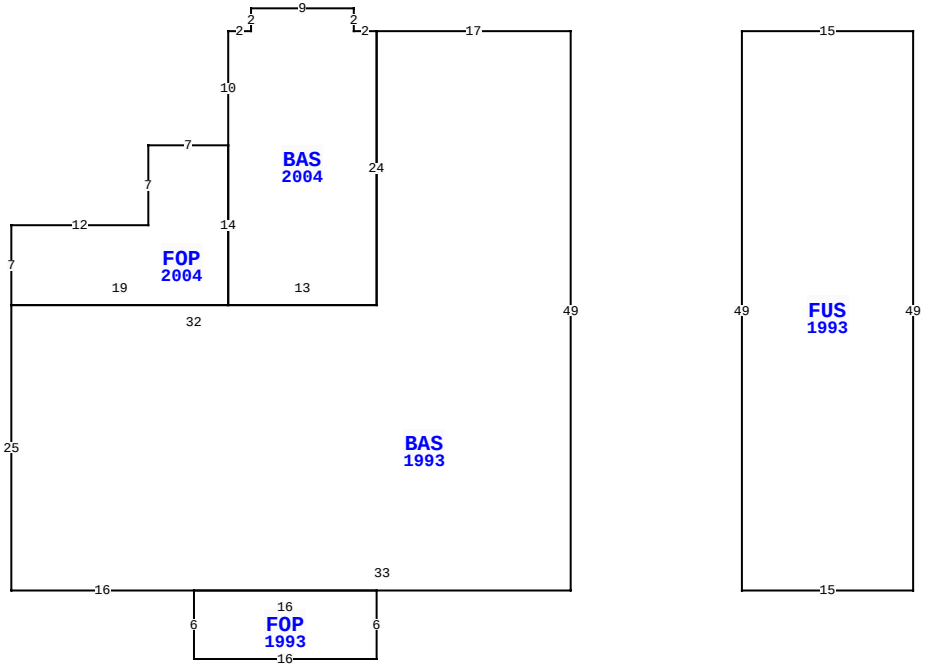
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,633	100	1993	1,633	149,655
BAS	330	100	2004	330	30,242
FOP	96	30	1993	29	2,658
FOP	182	30	2004	55	5,040
FUS	735	100	1993	735	67,358
TOTALS	2,976			2,782	254,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,782	119.6448	119.64	332,838	1986	1989	0	0	0	23.40	76.60

1 SINGLE FAM – 100% - 0 Heated Area: 2698 HX Base Yr



44686 WOODLAND CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,954
TOTAL MARKET OB/XF VALUE		2,122
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,076
SOH/AGL Deduction		139,748
ASSESSED VALUE		167,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,606
TOTAL JUST VALUE		307,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24125	XFOB	7,423	11/01/2010
E12460	NEW CONSTR	800	03/01/2004
R5751	REPAIR/RRF	3,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/1286	3/24/2014	QC	U	I	11	100
GRANTOR: REGISTER JAMES W & BE						
GRANTEE: REGISTER JAMES W &						
1912/0740	3/24/2014	QC	U	I	11	20,700
GRANTOR: REGISTER JAMES W & BE						
GRANTEE: REGISTER JAMES W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 BAS=[YR=2004] W2 N2 W9 S2 W2 S10
FOP=[YR=2004] W7 S7 W12 S7 E19 N14$ S14 E13 N24$ S24 W32 S25
E16 FOP=[YR=1993] S6 E16 N6 W16$ E33 N49$ PTR=E15
FUS=[YR=1993] E15 S49 W15 N49$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1986	1986	3	47	92	

LAND DESCRIPTION

TOTAL OB/XF 2,122

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS