BLOCK 4 LOT 16
IN OR 895/1023
R787405 & R787406

FLEMING RODNEY
44654 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

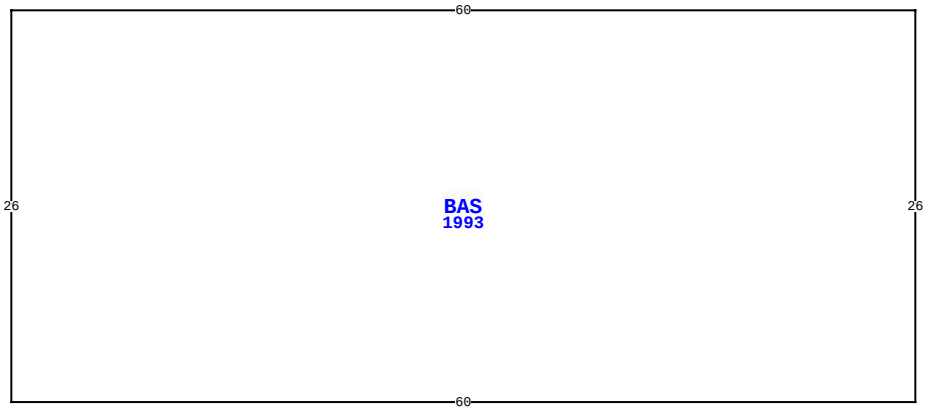
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,560	100	1993	1,560	43,880
TOTALS	1,560			1,560	43,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	117.2000	93.76	146,266	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1560 HX Base Yr 2001



44654 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		43,880
TOTAL MARKET OB/XF VALUE		13,448
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		107,328
SOH/AGL Deduction		50,234
ASSESSED VALUE		57,094
TOTAL EXEMPTION VALUE	HX HB	32,094
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95359	REPAIR/RRF	1,200	07/01/1995
5765	GARAGE	3,000	05/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/1023	8/17/1999	WD	Q	I		50,000
GRANTOR: VUKAS RANDELL LEE						
GRANTEE: FLEMING RODNEY						
0730/0607	5/25/1995	WD	Q	I	01	21,500
GRANTOR: VUKAS ELI A						
GRANTEE: VUKAS RANDELL LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E60 N26$.

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	0510	GARAGE WD-	0	100	44	26	1,144.00	SF	35.00	35.00	100	1989	1989	3	20	8,008	
2	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,398	
3	1242	WD DECK A	0	100	0	0	528.00	SF	10.00	10.00	100	1989	1989	3	20	1,056	
4	1242	WD DECK A	0	100	4	12	48.00	SF	10.00	10.00	100	1986	1986	3	20	96	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 13,448

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 05/04/2022 BY HSA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS