BLOCK 4 LOT 17
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BENNETT HANNAH TAYLOR ET AL/SESSIONS TYLER MITHCEL
44644 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

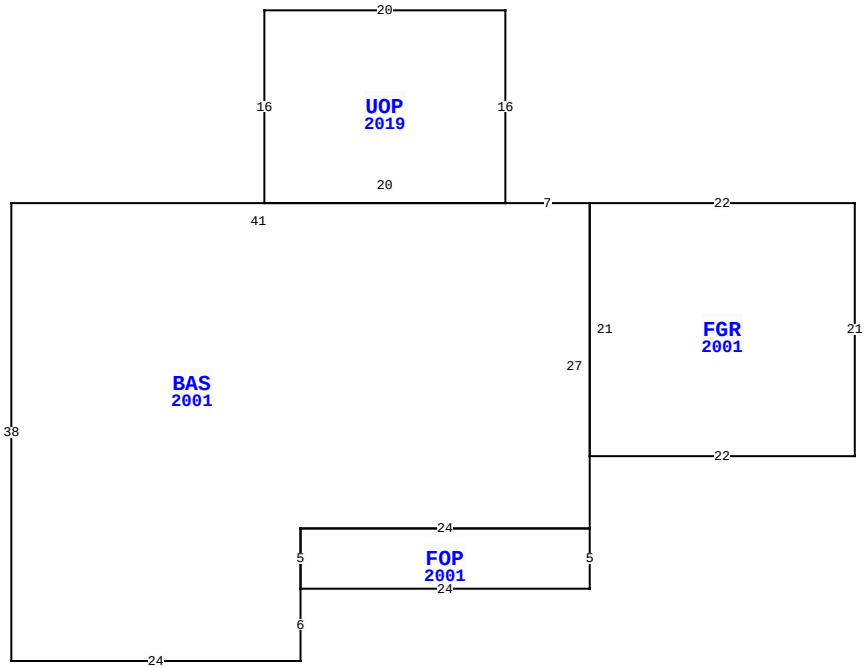
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2001	1,560	199,866
FGR	462	55	2001	254	32,542
FOP	120	30	2001	36	4,612
UOP	320	20	2019	64	8,199
TOTALS	2,462			1,914	245,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,914	113.1900	149.41	285,971	2000	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2024 Heated Area: 1560 HX Base Yr 2024



44644 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,220
TOTAL MARKET OB/XF VALUE		11,904
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,124
SOH/AGL Deduction		1,916
ASSESSED VALUE		305,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,486
TOTAL JUST VALUE		307,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,606

EYB ADJSTD FOR NEW ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003694	REPAIR/RRF	13,328	03/20/2023
B996385	NEW CONSTR	90,000	08/01/1999
5814	XFOB	0	06/15/1989
6995	MH MOVE-ON	16,000	10/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/315	4/06/2023	WD	Q	I	02	385,000
GRANTOR: HIGGINBOTHAM JUSTIN D						
GRANTEE: BENNETT HANNAH TAYL						
1892/1734	12/06/2013	WD	Q	I	01	145,000
GRANTOR: JANNEY SUSAN JANE						
GRANTEE: HIGGINBOTHAM JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W22 BAS=[YR=2001] W7 UOP=[YR=2019] N16 W20 S16 E20$ W41 S38E24 N6 FOP=[YR=2001] E24 N5 W24 S5 $ N5 E24 N27 $ S21 E22 N21 $.

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	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	1989	1989	3	20	420	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0811	CONCRETE B	0	100	0	0	645.00	SF	5.20	5.20	100	2000	2000	3	77	2,583	
4	0825	BRICK	0	100	0	0	273.00	SF	12.50	12.50	100	2000	2000	3	93	3,174	
5	0510	GARAGE WD-	0	100	20	14	280.00	SF	28.00	28.00	100	2005	2005	3	36	2,822	

LAND DESCRIPTION

TOTAL OB/XF 11,904

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS