

BLOCK 4 LOT 19
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BAUER DAVID A/SCHOTT-BAUER MARY
44610 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	916	100	1993	916	88,970
FOP	108	30	1993	32	3,108
FOP	160	30	1993	48	4,662
FST	336	55	1993	185	17,969
FUS	864	100	1993	864	83,920
UGR	504	45	1993	227	22,048
UOP	16	20	1993	3	292

TOTALS	2,904			2,275	220,969
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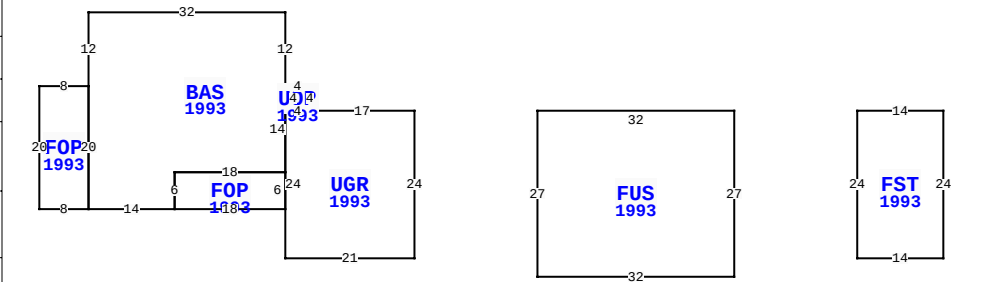
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00
2	0802	ASPHALT B	0	100	86	8	688.00	SF	2.40
3	1242	WD DECK A	0	100	20	15	300.00	SF	10.00
4	1242	WD DECK A	0	100	16	4	64.00	SF	10.00
5	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	06/09/2020	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,275	114.2680	114.27	259,964	1988	1993	0	0	0 15.00	85.00

1 SINGLE FAM - 100% - 1995 Heated Area: 1780 HX Base Yr 1995



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Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	220,969								
TOTAL MARKET OB/XF VALUE	8,537								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	279,506								
SOH/AGL Deduction	129,583								
ASSESSED VALUE	149,923								
TOTAL EXEMPTION VALUE	HX HB 50,722								
BASE TAXABLE VALUE	99,201								
TOTAL JUST VALUE	279,506								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	269,363								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2630/0518	4/06/2023	WD	U	I	11	100			
GRANTOR: BAUER DAVID A									
GRANTEE: BAUER DAVID S & MAR									
0710/0621	8/01/1994	WD	Q	I		120,000			
GRANTOR: CREWS RITA H									
GRANTEE: BAUER DAVID & CHRIS									

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W17 UOP=[YR=1993] N4 W4 BAS=[YR=1993] N12 W32 S12 FOP=[YR=1993] W8 S20 E8 N20\$ S20 E14 FOP=[YR=1993] E18 N6 W18 S6\$ N6 E18N14\$S4 E4 \$ W4 S24 E21 N24\$ PTR= E20 FUS=[YR=1993] E32 S27 W32 N27\$ W20\$ PTR=E72 FST=[YR=1993] E14 S24 W14 N24\$W72\$.									