BLOCK 4 LOT 20
IN OR 1978/1206
WOODLAND ESTATES UNIT 2

MATTOCKS ELWIN D L/E/
44600 WOODLAND CR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0200

BUILDING CHARACTERISTICS

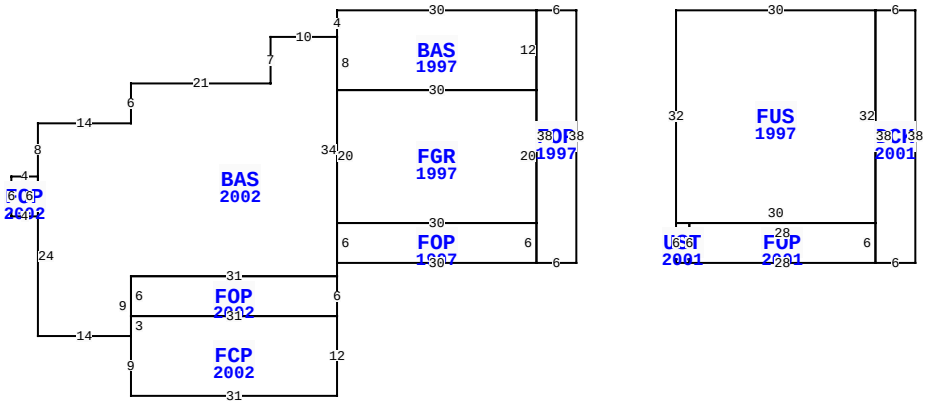
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	360	100	1997	360	30,034
BAS	1,417	100	2002	1,417	118,217
DCK	228	10	2001	23	1,919
FCP	372	25	2002	93	7,759
FGR	600	55	1997	330	27,531
FOP	180	30	1997	54	4,505
FOP	228	30	1997	68	5,673
FOP	168	30	2001	50	4,171
FOP	24	30	2002	7	584
FOP	186	30	2002	56	4,672
TOTALS	4,735			3,423	285,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,423	93.5640	93.56	320,256	1997	2002	0	0	0	10.83	89.17

1 SINGLE FAM – 100% - 0 Heated Area: 2737 HX Base Yr



** This building has 12 Sub-Areas

44600 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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1993	1993	3	20	4,032	
2	0940	SHEDS/PORT	0	100	12	21	252.00	SF	30.00	30.00	100	1981	1981	3	20	1,512	
3	0811	CONCRETE B	0	100	0	0	894.00	SF	5.20	5.20	100	2000	2000	3	77	3,580	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
5	0681	POLE SHED	0	100	26	15	390.00	SF	15.00	15.00	100	2007	2007	3	44	2,574	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,572
TOTAL MARKET OB/XF VALUE		14,673
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		350,245
SOH/AGL Deduction		149,129
ASSESSED VALUE		201,116
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		145,394
TOTAL JUST VALUE		350,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984729	ADDITION	60,512	03/01/1998
2994	N/A	4,000	09/11/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1206	5/08/2015	QC	U	I	11	100
GRANTOR: STERLING HELEN S & EL						
GRANTEE: STERLING HELEN S JO						
1978/1204	5/08/2015	QC	U	I	11	100
GRANTOR: STERLING HELEN S						
GRANTEE: STERLING HELEN S &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W6 BAS=[YR=1997] W30 S4 BAS=[YR=2002] W10 S7 W21 S6 W14 S8 FOP=[YR=2002] W4 S6 E4 N6 $ S24 E14 FCP=[YR=2002] S9 E31 N12 FOP=[YR=2002] N6 W31 S6 E31 $ W31 S3 $ N9 E31 N2 FOP=[YR=1997] E30 N6 FGR=[YR=1997] N20 W30 S20 E30 $ W30 S6 $ N34 $ S8 E30 N12 $ S38 E6 N38 $ PTR= E15 FUS=[YR=1997] E30 DCK=[YR=2001] E6 S38 W6 FOP=[YR=2001] W28 UST=[YR=2001] W2 N6 E2 S6 $ N6 E28 S6 $ N38 $ S32 W30 N32 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 14,673

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 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