BLOCK 4 LOT 28
IN OR 910/1428
WOODLAND ESTATES UNIT 2

PIERCE ROLAND H & PAULA J
44496 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 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
Quality	01	Quality Level 01

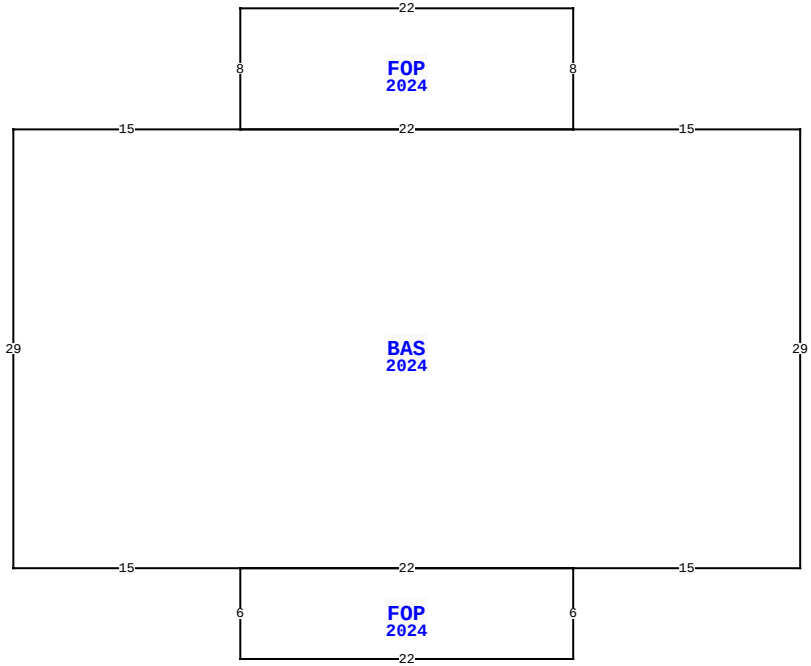
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2024	1,508	205,818
FOP	132	30	2024	40	5,460
FOP	176	30	2024	53	7,234
TOTALS	1,816			1,601	218,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,601	103.9176	137.17	219,609	2023	2023	0	0	0	0.50	99.50

2 SNGL FAM – 100% - 2024 Heated Area: 1508 HX Base Yr 2000



44496 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		227,694
TOTAL MARKET OB/XF VALUE		9,869
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		287,563
SOH/AGL Deduction		30,375
ASSESSED VALUE		257,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,466
TOTAL JUST VALUE		287,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2205547	CO		07/07/2023
22005547	NEW CONSTR	231,451	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1428	12/08/1999	WD	Q	I		46,500
GRANTOR: KING HILLY JR						
GRANTEE: PIERCE ROLAND H & P						
0832/0824	5/04/1998	QC	Q	I	06	100
GRANTOR: KING KATHLEEN S						
GRANTEE: KING HILLY JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2024;ORIG=50,2] E22 S8 W22 N8 $
BAS=[YR=2024;ORIG=35,10] E15 E22 E15 S29 W15 W22 W15 N29 $
FOP=[YR=2024;ORIG=50,39] E22 S6 W22 N6 $
.

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	10	20	200.00	SF	15.00	15.00	100	1981	1981	3	20	600	
2	0940	SHEDS/PORT	0	100	20	26	520.00	SF	30.00	30.00	100	2004	2004	3	21	3,276	
3	0350	CARPORT WD	0	100	25	22	550.00	SF	9.10	9.10	100	2013	2013	3	55	2,753	
4	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2021	2021	3	90	3,240	

LAND DESCRIPTION

TOTAL OB/XF 9,869

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 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

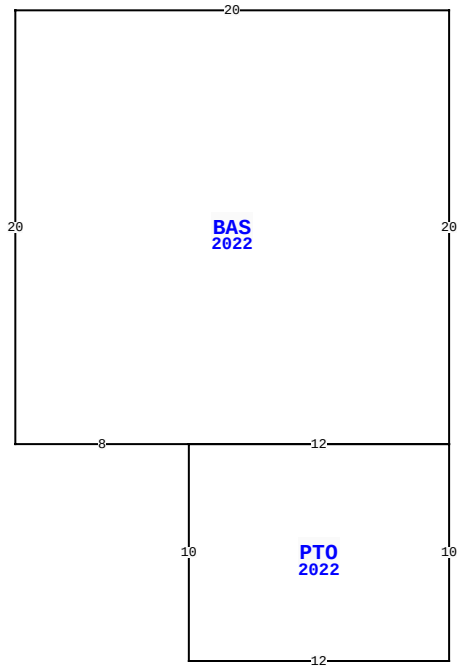
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	400	100	2022	400	9,047
PTO	120	5	2022	6	135
TOTALS	520			406	9,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	406	62.3700	23.08	9,370	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2000 Heated Area: 400 HX Base Yr 2000



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0832/0824	5/04/1998	QC	Q	I	06	100
GRANTOR: KING KATHLEEN S						
GRANTEE: KING HILLY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S20 E8 PTO=[YR=2022] S10 E12 N10 W12$ E12 N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS