

BLOCK 4 LOT 30
IN OR 678 PG 1270
WOODLAND ESTATES UNIT 2

DENMARK BRENDA D
44472 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,928	100	1993	1,928	158,713
BAS	588	100	2010	588	48,404
FCP	224	25	1993	56	4,610
FEP	168	80	1993	134	11,031
FOP	160	30	1993	48	3,951
FOP	138	30	2010	41	3,375
UST	24	45	2010	11	906
TOTALS	3,230			2,806	230,990

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,334.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	23	49	1,127.00	SF	35.00	35.00	
3	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	
4	0681	POLE SHED	0	100	9	49	441.00	SF	15.00	15.00	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0812	CONCRETE C	0	100	0	0	2,927.00	SF	4.00	4.00	
7	0751	UOP	0	100	27	10	270.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,806	96.0000	96.00	269,376	1978	1995	0	0	0 14.25	85.75
1 SINGLE FAM - 100% - 0 Heated Area: 2516 HX Base Yr 1994											
44472 WOODLAND CIR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/23/2023 MLU											

TOTAL OB/XF											
25,409											

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 6 Tax Dist:			
BUILDING MARKET VALUE				230,990			
TOTAL MARKET OB/XF VALUE				25,409			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				306,399			
SOH/AGL Deduction				138,163			
ASSESSED VALUE				168,236			
TOTAL EXEMPTION VALUE				50,722			
BASE TAXABLE VALUE				117,514			
TOTAL JUST VALUE				306,399			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				296,726			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530632	XFOB	5,333	06/01/2015
P14099	OTHER	0	01/01/2010
B23080	ADDITION	50,000	11/01/2009
R12202	REPAIR/RRF	12,000	11/01/2009
2997	H/AC	3,400	04/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0678/1270	4/08/1993	WD	Q	I		87,000	
GRANTOR: COPHER IRA & REBECCA							
GRANTEE: DENMARK DONALD SR							
0519/1276	6/12/1987	WD	Q	I		62,000	
GRANTOR: MOORE TERRY & CAROL							
GRANTEE: COPHER IRA & REBECC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FEP=[YR=1993] N14 W11 BAS=[YR=2010] N27 W18 UST=[YR=2010] W6 S4 FOP=[YR=2010] S23 FCP=[YR=1993] W10 S14 E16 N14 W6\$ E6 N23 W6\$ E6 N4\$ S33 E17 N6 E1\$ W1 S14 E12\$ W12 N8 W17S8 W16 S28 E22 FOP=[YR=1993] S8 E20 N8 W20\$ E42N28\$.											