

BLOCK 4 LOT 34 (EX S-1)
IN OR 2199/359
WOODLAND ESTATES UNIT 2

HARDWICK DEVIN
44071 WOODLAND CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0004-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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	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	1,500	100	1993	1,500	136,485
FOP	300	30	1993	90	8,189
PTO	208	5	2002	10	910
UCP	336	20	1993	67	6,096
UEP	256	60	1993	154	14,012
TOTALS	2,600			1,821	165,693

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0680	POLE SHED	0 100	40 36	1,440.00
2	0511	GARAGE CB-	0 100	26 26	676.00
3	0812	CONCRETE C	0 100	0 0	9,200.00
4	0812	CONCRETE C	0 100	0 0	3,100.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,821	108.0000	108.00	196,668	1982	1990	0	0	0	15.75	84.25	
1 SINGLE FAM - 100% - 2014 Heated Area: 1500 HX Base Yr 2014													
2116161316 UCP 1993UEP 1993PTO 2002 211613 50 3030 BAS 1993 50 FOP 1993 50													

44071 WOODLAND CT, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
10.00	100	1980	1980	3	20	2,880	
40.00	100	2004	2004	3	83	22,443	
4.00	100	2020	2020	3	98	36,064	
4.00	100	2025	2022		99	12,276	

TOTAL OB/XF													
73,663													
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
7.98	AC		1.00	1.00	1.00	19,500.00	19,500.00	155,610					

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		203,614	
TOTAL MARKET OB/XF VALUE		73,663	
TOTAL LAND VALUE - MARKET		155,610	
TOTAL MARKET VALUE		432,887	
SOH/AGL Deduction		174,419	
ASSESSED VALUE		258,468	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		207,746	
TOTAL JUST VALUE		432,887	
NCON VALUE		50,197	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,582	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004146	1800SF SHED/GARAG	115,542	04/11/2024
19004983	REPAIR/RRF	7,500	06/01/2019
19004985	REPAIR/RRF	2,400	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2199/0359	5/24/2018	QC	U	I	11	100	
GRANTOR: HARDWICK AMY							
GRANTEE: HARDWICK DEVIN							
1879/1859	9/09/2013	WD	Q	I	02	150,000	
GRANTOR: SCHIHL CYNTHIA SOUTHW							
GRANTEE: HARDWICK DEVIN & AM							

BUILDING NOTES													
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BUILDING DIMENSIONS													
PTO=[YR=2002] W13 UEP=[YR=1993] W16 UCP=[YR=1993] W21 S16 BAS=[YR=1993] S30 FOP=[YR=1993] S6 E50 N6 W50 \$ E50 N30 W50 \$ E21 N16 \$ S16 E16 N16 \$ S16 E13 N16 \$.													

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	06	Quality Level 06			
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	1,800	100	2024	1,800	37,921
TOTALS	1,800			1,800	37,921

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	57.5000	21.28	38,304	2024	2024	0	0	0	1.00	99.00
2 GARAGE RES - 100% - 2025												
Heated Area: 1800												
HX Base Yr 2014												
30 60 30 60 BAS 2024												
44071 WOODLAND CT, CALLAHAN												