

BLOCK 5 LOT 16
IN OR 675 PG 1682
WOODLAND ESTATES UNIT 2

MORGAN JAMES N JR
44537 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	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	2,564	100	1993	2,564	247,970
FOP	28	30	1993	8	774
TOTALS	2,592			2,572	248,743

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	982.00	SF	5.20	5.20	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	
3	0462	ST/AL FNC	0	100	0	0	769.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	100	0	0	924.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
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
0900	01	2,572	91.5840	120.89	310,929	1984	1984	0	0	20.00	80.00
1 SNGL FAM - 100% - 0											
Heated Area: 2564											
HX Base Yr											
BAS 1993											
FOP 1993											

44537 WOODLAND CIR, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/23/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 6											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						248,743					
TOTAL MARKET OB/XF VALUE						54,220					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						352,963					
SOH/AGL Deduction						154,176					
ASSESSED VALUE						198,787					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						148,065					
TOTAL JUST VALUE						352,963					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						343,371					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001023	SWIM POOL	40,000	03/01/2018
R1213200	REPAIR/RRF	7,000	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0675/1682	2/23/1993	WD	Q	I	05	70,000	
GRANTOR: SEC OF HOUSING URBAN							
GRANTEE: MORGAN JAMES N JR							
0668/0814	10/15/1992	WD	Q	I	03	100	
GRANTOR: SOURCE ONE MTG SERVS							
GRANTEE: SEC OF HOUSING							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W80 S34 E20 N4 E15 FOP=[YR=1993] S4 E7 N4 W7\$E24 S4 E21 N34\$.											