BLOCK 5 LOT 20 (EX S-1)
IN OR 2569/476
WOODLAND ESTATES UNIT 2

ANDREWS SHELLY/SEEL DANIEL
44629 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

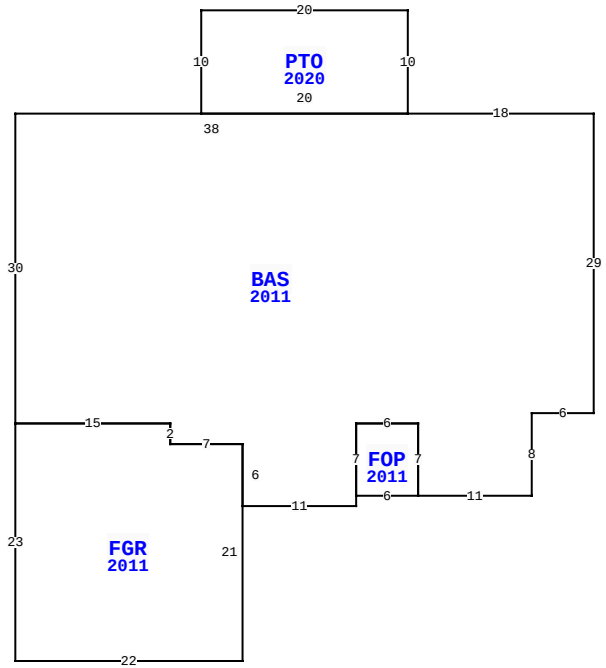
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2011	1,853	233,642
FGR	492	55	2011	271	34,170
FOP	42	30	2011	13	1,639
PTO	200	5	2020	10	1,261
TOTALS	2,587			2,147	270,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,147	105.8400	139.71	299,957	2011	2011	0	0	0	9.75	90.25

2 SNGL FAM – 50% - 2023 Heated Area: 1853 HX Base Yr 2023



44629 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,711
TOTAL MARKET OB/XF VALUE		3,105
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		323,816
SOH/AGL Deduction		2,531
ASSESSED VALUE		321,285
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		270,563
TOTAL JUST VALUE		323,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24740	CO ISSUED	0	08/01/2011
M16294	NEW CONSTR	0	06/01/2011
P14809	NEW CONSTR	0	06/01/2011
B24740	NEW CONSTR	203,311	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/0476	6/07/2022	WD	Q	I	01	400,000
GRANTOR: HALL JOSEPH E III & E						
GRANTEE: ANDREWS SHELLY & DA						
1751/0034	8/05/2011	WD	U	I	40	175,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: HALL JOSEPH E III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2020] N10 W20 S10 E20$W38 S30
FGR=[YR=2011] S23 E22 N21 W7 N2 W15$ E15 S2 E7 S6 E11 N1
FOP=[YR=2011] E6 N7 W6 S7$ N7 E6 S7 E11 N8 E6 N29$.

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	0810	CONCRETE A	0	50	0	0	525.00	SF	6.50	6.50	100	2011	2011	3	91	3,105	

LAND DESCRIPTION

TOTAL OB/XF 3,105

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	50		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS