BLOCK 5 LOT 23
R787630 & R787631
IN OR 391 PG 384

HAGA JOHN DOUGLAS & WANDA G
44673 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0230

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 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	05	Quality Level 05

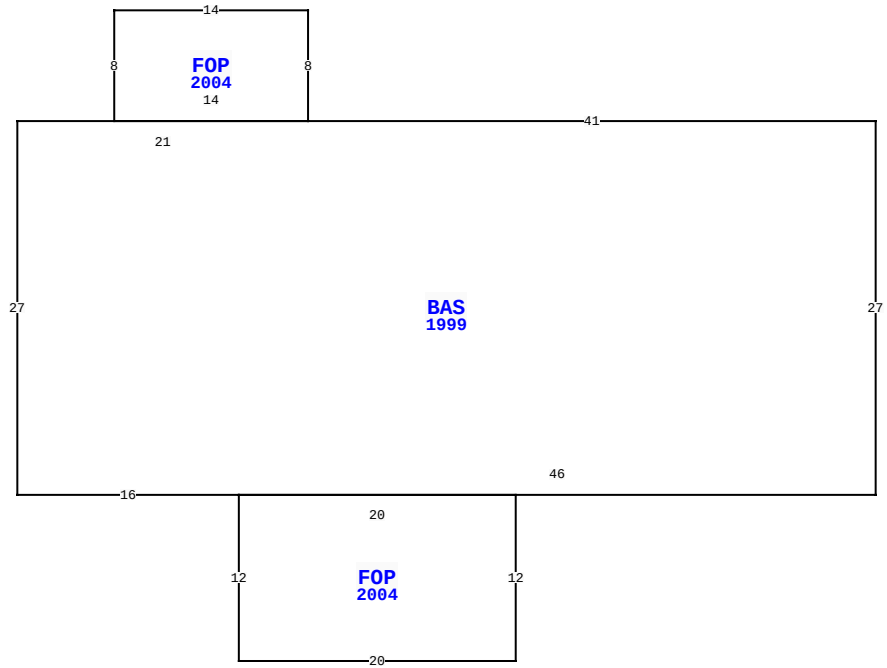
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1999	1,674	104,057
FOP	112	30	2004	34	2,113
FOP	240	30	2004	72	4,476
TOTALS	2,026			1,780	110,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,780	140.6400	119.54	212,781	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 0 Heated Area: 1674 HX Base Yr



44673 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		110,646
TOTAL MARKET OB/XF VALUE		7,583
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		168,229
SOH/AGL Deduction		85,621
ASSESSED VALUE		82,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,886
TOTAL JUST VALUE		168,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992938	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0391/0385	6/01/1983	QC	U	V		100
GRANTOR:						
GRANTEE:						
0391/0384	6/01/1983	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W41 FOP=[YR=2004] N8 W14 S8 E14 $ W21 S27 E16
FOP=[YR=2004] S12 E20 N12 W20 $ E46 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2001	2001	3	28	3,920	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2002	2002	3	20	480	
4	0680	POLE SHED	0	100	12	10	120.00	SF	10.00	10.00	100	2002	2002	3	29	348	

LAND DESCRIPTION

TOTAL OB/XF 7,583

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 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