BLOCK 5 LOT 31
IN OR 938/433
WOODLAND ESTATES UNIT 2

RAYBURN THOMAS & LISA
44795 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0310

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

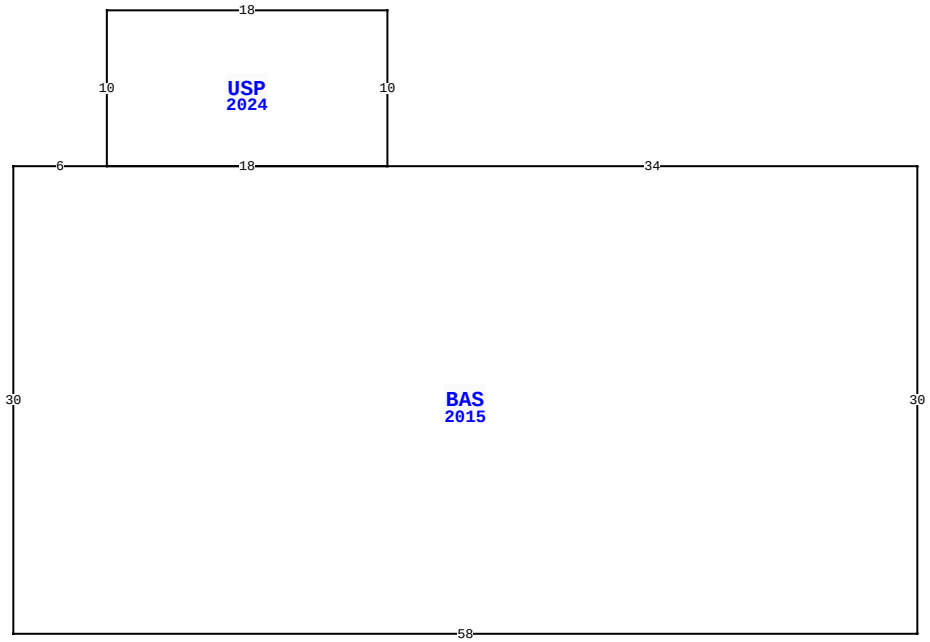
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2015	1,740	123,952
USP	180	50	2024	90	6,412
TOTALS	1,920			1,830	130,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,830	116.4000	98.94	181,060	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 0 Heated Area: 1740 HX Base Yr



44823 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	130,363
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	180,363
SOH/AGL Deduction	6,072
ASSESSED VALUE	174,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,291
TOTAL JUST VALUE	180,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,819

OWNER LIVES AT PRCL : 0005-0310 @ 44795 WOODLAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135514	CO ISSUED	0	12/23/2013
MH135514	MH MOVE-ON	0	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/0433	6/27/2000	WD	Q	V		19,500
GRANTOR: HIGGINS WALTER R SR &						
GRANTEE: RAYBURN THOMAS & LI						
0411/0790	2/01/1984	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] N30 W34 W18 W6 S30 E58 $
USP=[YR=2024;ORIG=-52,-30] E18 N10 W18 S10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS