

BLOCK 6 LOT 2
IN OR 2066/131
WOODLAND ESTATES UNIT 2

MOORE LINDA MARR
44063 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	2,233	100	1993	2,233	229,426
FGR	575	55	1993	316	32,467
FOP	156	30	1993	47	4,829
FUS	340	100	2016	340	34,933
STR	40	10	2016	4	411
UOP	168	20	2007	34	3,494

TOTALS	3,512			2,974	305,558
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	426.00	SF	6.50	6.50
2	0940	SHEDS/PORT	0	100	6	10	60.00	SF	20.10	20.10
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
4	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		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
0100	01	2,974	120.5200	120.52	358,426	1989	1994		0	0	14.75	85.25
1 SINGLE FAM - 100% - 2017 Heated Area: 2573 HX Base Yr												
44063 WOODLAND CIR, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU												

TOTAL OB/XF												
5,939												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		305,558	
TOTAL MARKET OB/XF VALUE		5,939	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		361,497	
SOH/AGL Deduction		134,021	
ASSESSED VALUE		227,476	
TOTAL EXEMPTION VALUE		13	227,476
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		361,497	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2066/0131	8/17/2016	WD	Q	I	01	220,000
GRANTOR: BARR CHARLES M & TANY						
GRANTEE: MOORE LARRY DAVID &						
1507/0476	6/21/2007	WD	Q	I		275,000
GRANTOR: CANTRELL WENDELL L						
GRANTEE: BARR CHARLES M & TA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W38 UOP=[YR=2007] N12 W14 S12 E14\$ W40 S38 E29 FOP=[YR=1993] E26 FGR=[YR=1993] E23 N25 W23 S25\$ N6 W26 S6\$ N6 E26 N19 E23 N13\$ PTR=E20 FUS=[YR=2016] E26 S10 STR=[YR=2016] E4 S4 W10 N4 E6\$ W6 S4 W20 N14\$ W20\$.												