BLOCK 6 LOT 4
IN OR 2112/1539
2001 MERT DW

CAMERON TRACY A/BLANTON TINA A
44123 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0006-0040

NASSAU COUNTY PROPERTY

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	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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

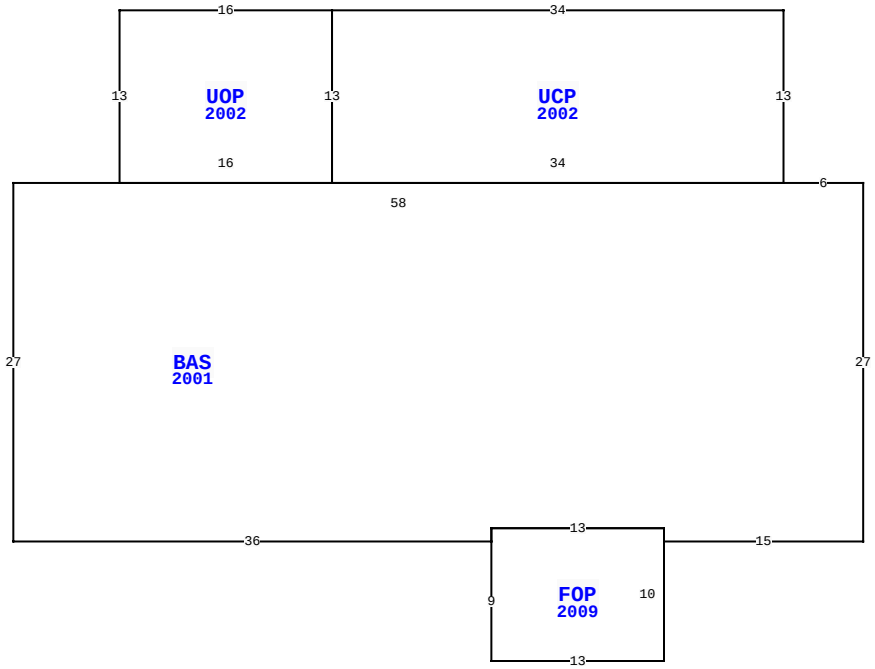
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	2001	1,715	78,590
FOP	130	30	2009	39	1,787
UCP	442	20	2002	88	4,033
UOP	208	25	2002	52	2,383
TOTALS	2,495			1,894	86,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,894	117.2000	99.62	188,680	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2018 Heated Area: 1715 HX Base Yr 2018



44123 WOODLAND CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,552
TOTAL MARKET OB/XF VALUE		15,540
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		206,092
SOH/AGL Deduction		67,634
ASSESSED VALUE		138,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,736
TOTAL JUST VALUE		206,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327015	CARPORT	945	03/01/2013
B10394	CARPORT	9,750	10/01/2002
MH003336	MH MOVE-ON	0	12/01/2000
007804	CARPORT	4,158	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2112/1539	3/21/2017	WD	U	I	11	100
GRANTOR: CAMERON MARJORIE R						
GRANTEE: CAMERON TRACY A & T						
0950/0991	9/21/2000	WD	U	I		45,000
GRANTOR: HIGGINBOTHAM DAVID E						
GRANTEE: CAMERON THOMAS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 UCP=[YR=2002] N13 W34 UOP=[YR=2002] W16 S13 E16 N13$ S13 E34$ W58 S27 E36FOP=[YR=2009] S9 E13 N10 W13 S1 $ N1 E13 S1 E15 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	0940	SHEDS/PORT	0	100	11	15	165.00	SF	19.50	19.50	100	1983	1983	3	20	644	
2	0810	CONCRETE A	0	100	0	0	254.00	SF	6.50	6.50	100	1996	1996	3	70	1,156	
3	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	2001	2001	3	28	4,743	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	17.50	17.50	100	2003	2003	3	30	3,024	
6	0681	POLE SHED	0	100	26	9	234.00	SF	15.00	15.00	100	2003	2003	3	30	1,053	
7	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2013	2013	3	55	1,980	

LAND DESCRIPTION

TOTAL OB/XF 15,540

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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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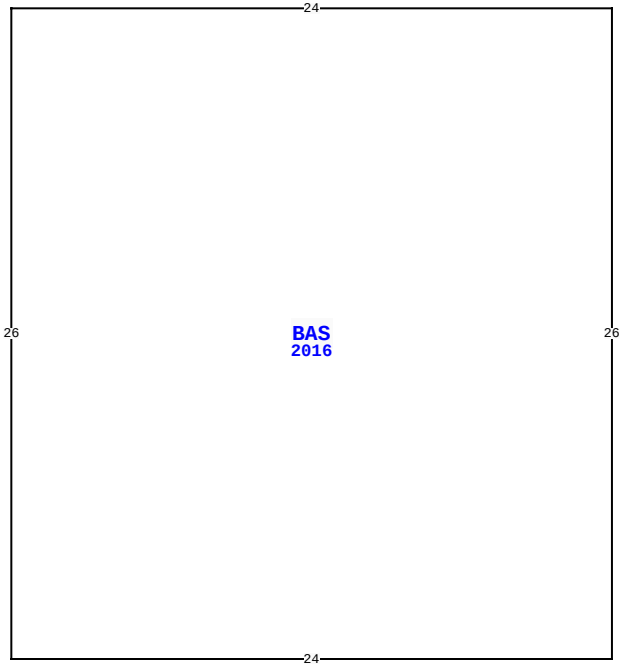
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	624	100	2016	624	53,759
TOTALS	624			624	53,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	624	97.9000	97.90	61,090	1996	2000	0	0	0	12.00	88.00

2 SINGLE FAM – 100% - 2018 Heated Area: 624 HX Base Yr 2018



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INCOME VALUE		
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0950/0991	9/21/2000	WD	U	I		45,000
GRANTOR: HIGGINBOTHAM DAVID E						
GRANTEE: CAMERON THOMAS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 S26 E24 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS