BLOCK 7 LOT 9
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BARE KIMBERLY SUE
44277 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

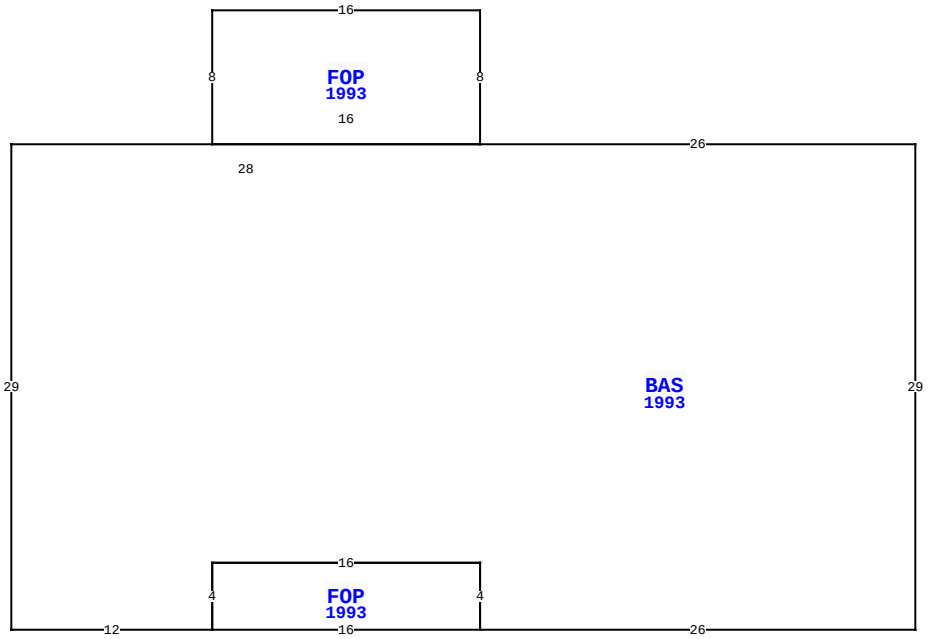
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,502	100	1993	1,502	127,825
FOP	64	30	1993	19	1,617
FOP	128	30	1993	38	3,234
TOTALS	1,694			1,559	132,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	112.2000	112.20	174,920	1991	1991	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2023 Heated Area: 1502 HX Base Yr 2023



44277 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		132,677
TOTAL MARKET OB/XF VALUE		2,315
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		184,992
SOH/AGL Deduction		43,279
ASSESSED VALUE		141,713
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,991
TOTAL JUST VALUE		184,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6879	NEW CONSTR	50,388	12/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2552/0546	4/04/2022	QC	U	I	11	45,500
GRANTOR: BARE KIMBERLY SUE						
GRANTEE: BARE SUSAN SCHOTT &						
2443/1863	3/18/2021	QC	U	I	11	100
GRANTOR: BARE SUSAN C						
GRANTEE: BARE KIMBERLY SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N8 W16 S8 E16$ W28 S29 E12
FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S4 E26 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	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	1992	1992	3	62	2,315	

LAND DESCRIPTION

TOTAL OB/XF 2,315

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