BLOCK 7 LOT 10
IN OR 1542/1656 & OR 1740/606
WOODLAND ESTATES UNIT 2

STEELE TONI L
44293 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0100

BUILDING CHARACTERISTICS

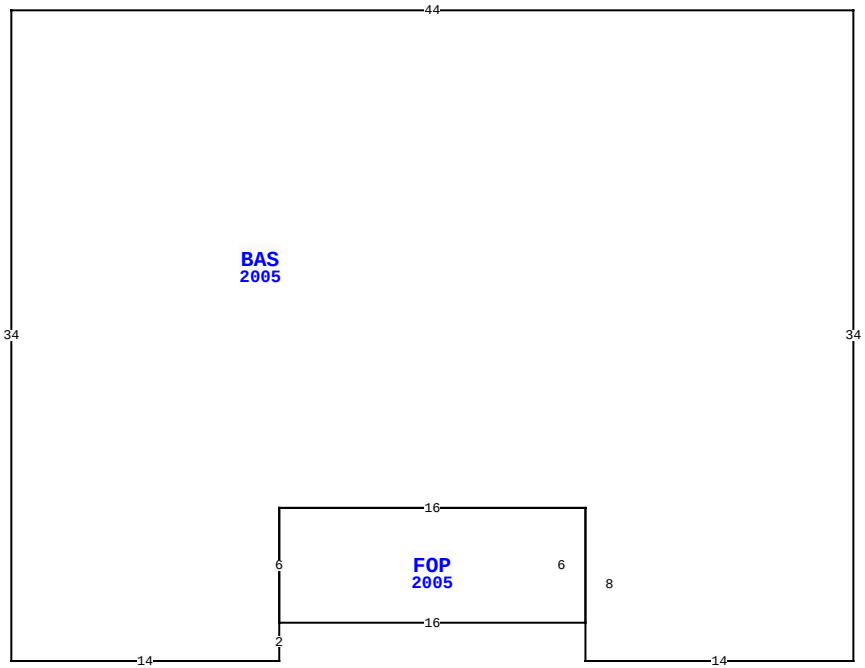
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,368	100	2005	1,368	166,294
FOP	96	30	2005	29	3,526
TOTALS	1,464			1,397	169,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	133.9520	133.95	187,128	2005	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1368 HX Base Yr 2005



44293 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		183,578
TOTAL MARKET OB/XF VALUE		1,778
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,356
SOH/AGL Deduction		117,037
ASSESSED VALUE		118,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,597
TOTAL JUST VALUE		235,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000077	GARAGE	54,490	01/03/2022
M09309	MECH OTHER	0	02/01/2005
B14118	NEW CONSTR	0	12/02/2004
R6910	REPAIR/RRF	0	12/02/2004
P0408849	OTHER	0	12/01/2004
R046910	REPAIR/RRF	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/0606	5/19/2011	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: STEELE TONI LINDER						
1542/1656	12/27/2007	QC	U	I	07	100
GRANTOR: BURNSED DERRELL D & D						
GRANTEE: STEELE TONI L & RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W44 S34 E14 N2 FOP=[YR=2005] E16 N6 W16 S6$ N6 E16 S8 E14 N34$.

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	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1990	1990	3	57	1,778	

LAND DESCRIPTION

TOTAL OB/XF 1,778

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 04/13/2022 BY HS 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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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

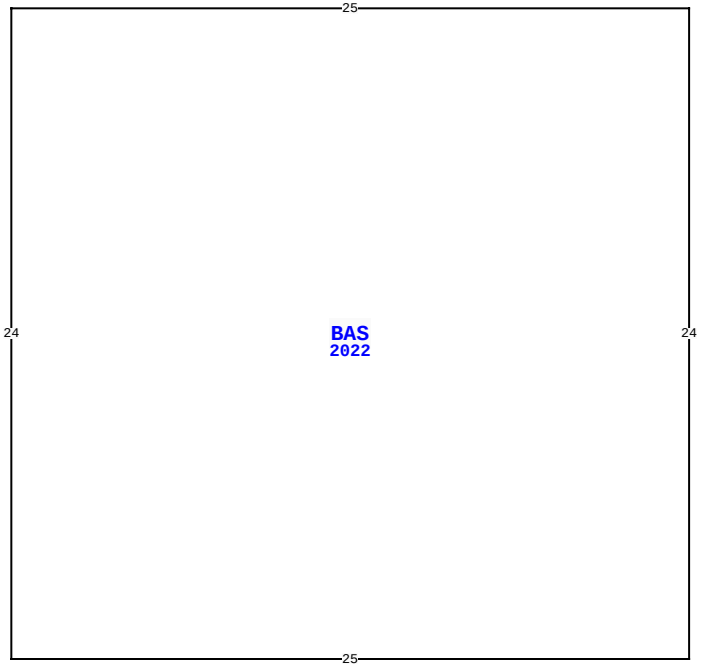
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,759
TOTALS	600			600	13,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2005 Heated Area: 600 HX Base Yr 2005



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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,597
TOTAL JUST VALUE		235,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414118	NEW CONSTR	91,248	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1740/0606	5/19/2011	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: STEELE TONI LINDER						
1542/1656	12/27/2007	QC	U	I	07	100
GRANTOR: BURNSED DERRELL D & D						
GRANTEE: STEELE TONI L & RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S24 E25 N24$.

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 04/13/2022 BY HS Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS