BLOCK 7 LOT 11
IN OR 658 PG 828
WOODLAND ESTATES UNIT 2

BLANTON TINA A
44311 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

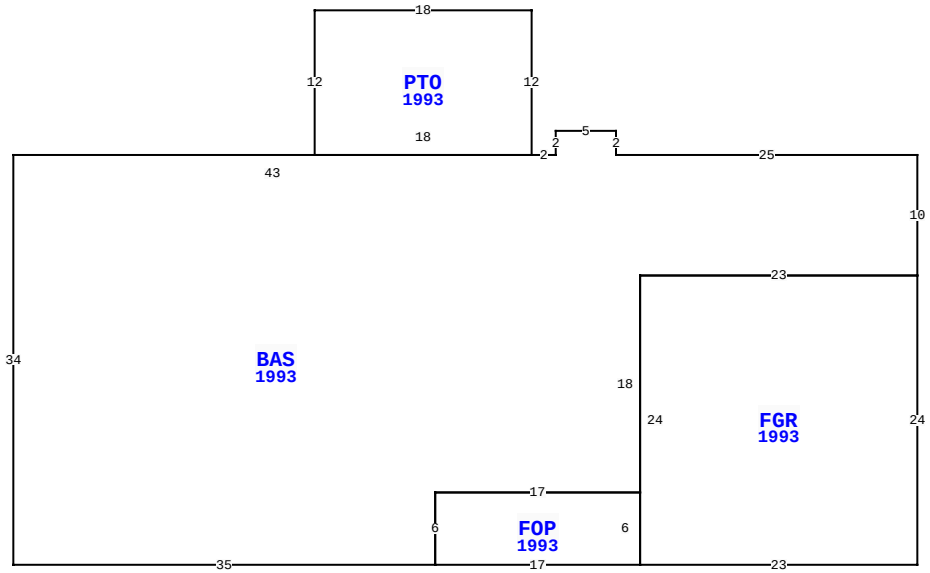
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,906	100	1993	1,906	184,418
FGR	552	55	1993	304	29,414
FOP	102	30	1993	31	3,000
PTO	216	5	1993	11	1,064
TOTALS	2,776			2,252	217,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,252	95.2560	125.74	283,166	1993	1993	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 0 Heated Area: 1906 HX Base Yr



44311 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		217,896
TOTAL MARKET OB/XF VALUE		8,767
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,663
SOH/AGL Deduction		130,363
ASSESSED VALUE		146,300
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		90,578
TOTAL JUST VALUE		276,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0658/0828	5/18/1992	WD	U	V		24,000
GRANTOR: JEWELL WALLACE & M B						
GRANTEE: BLANTON FRANK & TIN						
0525/1214	9/03/1987	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N2 W5 S2 W2 PTO=[YR=1993] N12 W18 S12 E18$ W43 S34 E35 FOP=[YR=1993] E17 FGR=[YR=1993] E23 N24 W23 S24$ N6 W17 S6$ N6 E17 N18 E23 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	573.00	SF	5.20	5.20	100	1993	1993	3	64	1,907	
3	0812	CONCRETE C	0	100	0	0	1,111.00	SF	4.00	4.00	100	1995	1995	3	68	3,022	
4	0350	CARPORT WD	0	100	10	23	230.00	SF	13.00	13.00	100	2000	2000	3	20	598	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1993	1993	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 8,767

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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS