BLOCK 7 LOT 12
IN OR 670 PG 1911
WOODLAND ESTATES UNIT 2

HENNIS DONALD & BRENDA
44333 WOODLAND AVENUE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

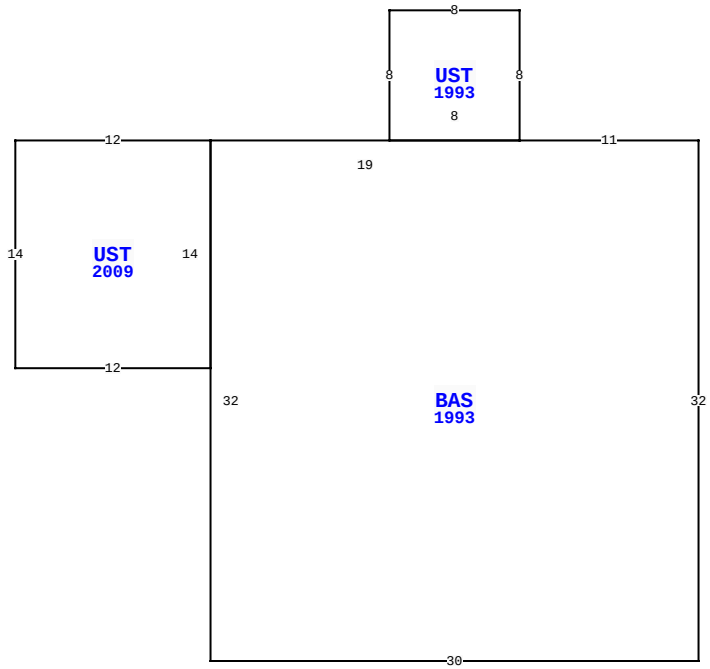
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	960	100	1993	960	89,556
UST	64	45	1993	29	2,705
UST	168	45	2009	76	7,090
TOTALS	1,192			1,065	99,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,065	113.4200	113.42	120,792	1982	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 960 HX Base Yr



44333 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		135,354
TOTAL MARKET OB/XF VALUE		1,778
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		187,132
SOH/AGL Deduction		71,541
ASSESSED VALUE		115,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,869
TOTAL JUST VALUE		187,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010625	GARAGE	50,679	10/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0670/1911	11/30/1992	QC	Q	I	01	100
GRANTOR: HENNIS MARK EDWARD						
GRANTEE: HENNIS DONALD & B						
0604/0101	8/08/1990	WD	Q	I		52,000
GRANTOR: CLARK DAVID & VICKIE						
GRANTEE: HENNIS MARK & DONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UST=[YR=1993] N8 W8 S8 E8 $ W19
UST=[YR=2009] W12 S14 E12 N14 $ S32 E30 N32 $.

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	30	30	900.00	SF	5.20	5.20	100	1983	1983	3	38	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 01/07/2020 BY KB 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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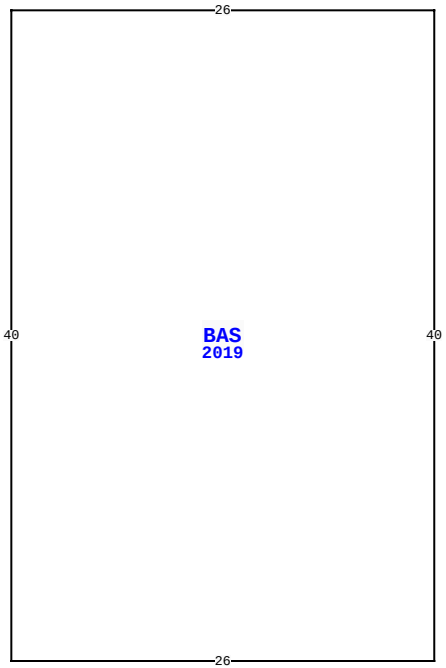
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,040	100	2019	1,040	36,003
TOTALS	1,040			1,040	36,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	1,040	77.1120	36.44	37,898	2019	2019	0	0	0	5.00	95.00

2 GARAGE – 0% - 0 Heated Area: 1040 HX Base Yr



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0604/0101	8/08/1990	WD	Q	I		52,000
GRANTOR: CLARK DAVID & VICKIE						
GRANTEE: HENNIS MARK & DONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S40 E26 N40$.

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 01/07/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS