BLOCK 7 LOT 13
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

TURNER ANTHONY T & NORMA T
44345 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0130

BUILDING CHARACTERISTICS

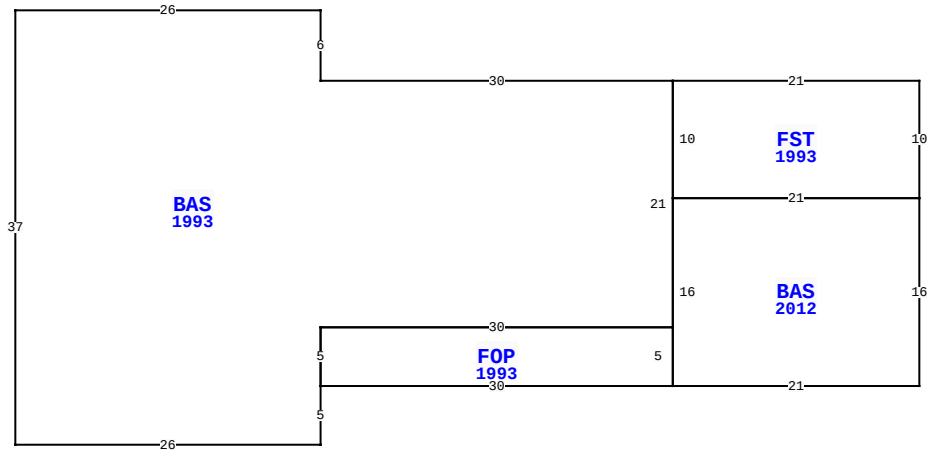
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,592	100	1993	1,592	141,664
BAS	336	100	2012	336	29,899
FOP	150	30	1993	45	4,004
FST	210	55	1993	116	10,323
TOTALS	2,288			2,089	185,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	110.5440	110.54	230,918	1984	1998	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1928 HX Base Yr 2020



44345 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		185,889
TOTAL MARKET OB/XF VALUE		10,030
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		245,919
SOH/AGL Deduction		56,887
ASSESSED VALUE		189,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,310
TOTAL JUST VALUE		245,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001770	REPAIR/RRF	7,000	03/01/2018
B1429048	20X22CPT	23,554	07/01/2014
B1429049	SWIM POOL	0	07/01/2014
M1217796	H/AC	0	12/01/2013
B1226549	XFOB	11,474	10/01/2012
B26279	REMODEL	2,000	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/1035	5/16/2019	WD	Q	I	02	237,000
GRANTOR: GREEN ANGELA L & RAND						
GRANTEE: TURNER ANTHONY T &						
1802/1677	7/17/2012	WD	Q	I	02	162,000
GRANTOR: HAWES TRACY & GABRIEL						
GRANTEE: GREEN ANGELA L						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21 BAS=[YR=1993] W30 N6 W26 S37 E26 N5
FOP=[YR=1993] E30 BAS=[YR=2012] E21 N16 W21 S16$ N5 W30 S5$
N5 E30 N21$ S10 E21 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	1984	1984	3	54	1,890	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1997	1997	3	20	482	
3	0812	CONCRETE C	0	100	0	0	2,373.00	SF	4.00	4.00	100	1985	1985	3	44	4,176	
4	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	2013	2013	3	93	3,482	

LAND DESCRIPTION

TOTAL OB/XF 10,030

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