

BLOCK 7 PT OF LOT 14
IN OR 2518/298
WOODLAND ESTATES #2 PB 4/46-48

JOHNSON DONALD & KRISTI
44365 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0141



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,821	100	1993	1,821	215,188
FGR	470	55	1993	258	30,488
FOP	76	30	1993	23	2,718
FSP	240	40	1993	96	11,345
FST	113	55	1993	62	7,327
TOTALS	2,720			2,260	267,065

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,879.00	SF	4.00	4.00	100	1989
2	0812	CONCRETE C	0 100	0	0	1,403.00	SF	4.00	4.00	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,260	109.1720	144.11	325,689	1989	2000	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 2022											
Heated Area: 1821											
HX Base Yr											
44365 WOODLAND CIR, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
9,615											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		281,553	
TOTAL MARKET OB/XF VALUE		9,615	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		341,168	
SOH/AGL Deduction		2,379	
ASSESSED VALUE		338,789	
TOTAL EXEMPTION VALUE		13	338,789
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		341,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3165	H/AC	3,000	10/04/1989
6014	XFOB	4,795	09/28/1989
5937	NEW CONSTR	79,100	08/22/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2518/0298	11/30/2021	WD	Q	I	01
GRANTOR: LINGER MATTHEW & VICT					SALE PRICE
GRANTEE: JOHNSON DONALD & KR					
2360/1274	5/05/2020	WD	Q	I	01
GRANTOR: MOORE JENNIFER & JONA					205,000
GRANTEE: LINGER MATTHEW D &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 FSP=[YR=1993] N12 W20 S12 E20\$ W40 FST=[YR=1993] W13 S6 FGR=[YR=1993] S25 E22 N20 W16 N5 W6\$ E6 S5 E7 N11\$ S11 E9 S20 E11 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 S4 E28 N31\$.											

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 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	285	100	2021	285	5,123
TOTALS	285			285	5,123

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	285	80.9600	29.96	8,539	1990	2000	0	0	0	40.00	60.00
2 GARAGE RES - 100% - 2022				Heated Area: 285				HX Base Yr				
15 19 19 15 BAS 2021												
BLD DATE				LGL DATE								

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