BLOCK 7 PT OF LOTS 14 & 15
IN OR 2518/948
R567588 & R567589

CROWDER SHANE A & SABRINA A
44375 WOODLAND CIRCLE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0142

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	04	Quality Level 04

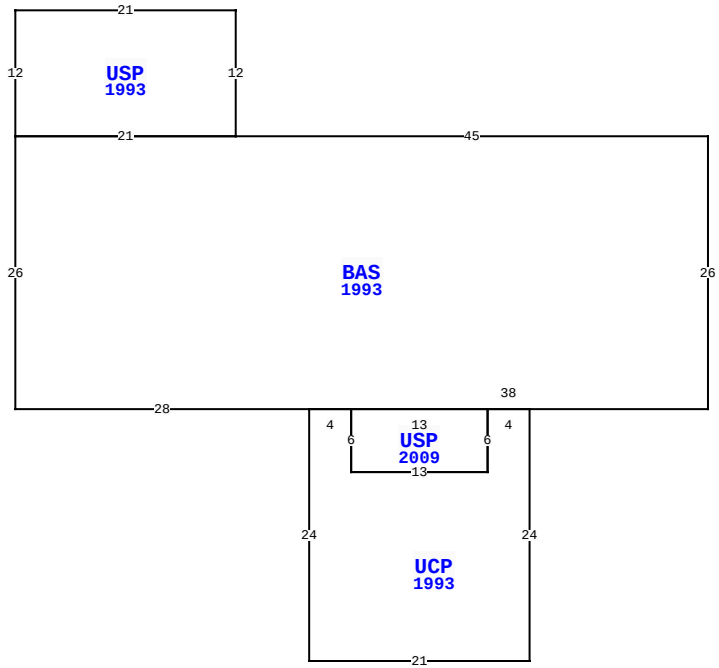
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1993	1,716	120,761
UCP	426	20	1993	85	5,982
USP	252	50	1993	126	8,867
USP	78	50	2009	39	2,744
TOTALS	2,472			1,966	138,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,966	129.3600	103.49	203,461	1992	2012	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2024 Heated Area: 1716 HX Base Yr 2024



44375 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		138,353
TOTAL MARKET OB/XF VALUE		2,762
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		191,115
SOH/AGL Deduction		8,527
ASSESSED VALUE		182,588
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,866
TOTAL JUST VALUE		191,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94892	ADDITION	26,830	03/01/1994
9061	MH MOVE-ON	41,000	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0948	11/12/2021	WD	Q	I	01	200,000
GRANTOR: SHIFFLET CLAUDE E SR						
GRANTEE: CROWDER SHANE A & S						
0842/0472	7/23/1998	WD	Q	I		69,000
GRANTOR: FRANKLIN BERNARD & SU						
GRANTEE: SHIFFLET CLAUDE E S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 USP=[YR=1993] N12 W21 S12 E21 $ W21 S26 E28 UCP=[YR=1993] S24 E21 N24 W4 USP=[YR=2009] S6 W13 N6 E13 $ S6 W13 N6 W4 $ E38 N26 $.

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	0801	ASPHALT A	0	100	0	0	169.00	SF	3.00	3.00	100	2000	2000	3	50	254	
2	0802	ASPHALT B	0	100	0	0	1,340.00	SF	2.40	2.40	100	2017	2017	3	78	2,508	

LAND DESCRIPTION

TOTAL OB/XF 2,762

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 06/09/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS