BLOCK 7 LOT 15 (EX S-2)
IN OR 2305/207
WOODLAND ESTATES UNIT 2

SHUGRUE JOHN TIMOTHY & TERRI L
44395 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

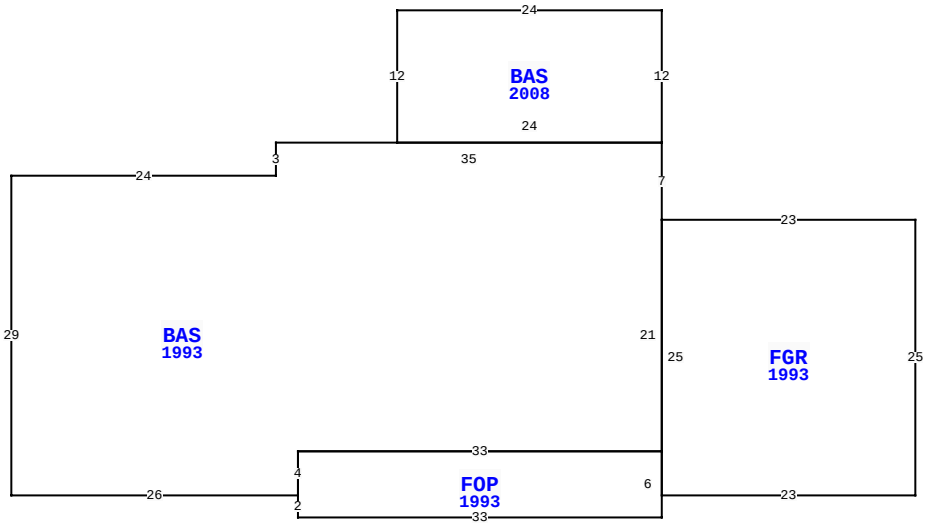
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1993	1,684	203,576
BAS	288	100	2008	288	34,816
FGR	575	55	1993	316	38,200
FOP	198	30	1993	59	7,132
TOTALS	2,745			2,347	283,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,347	127.2000	167.90	394,061	1983	1988	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 2016 Heated Area: 1972 HX Base Yr 2016



44395 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		283,724
TOTAL MARKET OB/XF VALUE		17,454
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		351,178
SOH/AGL Deduction		170,469
ASSESSED VALUE		180,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,987
TOTAL JUST VALUE		351,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20613	DEMOLITION	1,000	10/01/2007
B952259	SWIM POOL	17,000	09/01/1995
MHU95979	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/0207	9/19/2019	QC	U	I	11	100
GRANTOR: SHUGRUE JOHN T						
GRANTEE: SHUGRUE JOHN TIMOTH						
1979/0310	5/08/2015	WD	Q	I	01	175,000
GRANTOR: CONNER DEVELOPMENT GR						
GRANTEE: SHUGRUE JOHN T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=1993] N7 BAS=[YR=2008] N12 W24 S12E24$ W35 S3 W24 S29 E26 FOP=[YR=1993] S2E33 N6 W33 S4$ N4 E33 N21$ S25E23 N25 $.

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	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	100	1988	1988	3	20	3,080	
2	0812	CONCRETE C	0	100	0	0	858.00	SF	4.00	4.00	100	1985	1985	3	44	1,510	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
4	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00	85.00	100	1995	1995	3	20	7,395	
5	0845	KOOL DECK	0	100	0	0	703.00	SF	7.25	7.25	100	1995	1995	3	68	3,466	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 17,454

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