

PT OF LOT 31
IN OR 2815/851
RATLIFF ACRES UNR

BLACKSHEAR JOHN D JR & MONIKA L/E/
43154 WOODLAND LANE
CALLAHAN, FL 32011

2026

16-1N-25-2900-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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		

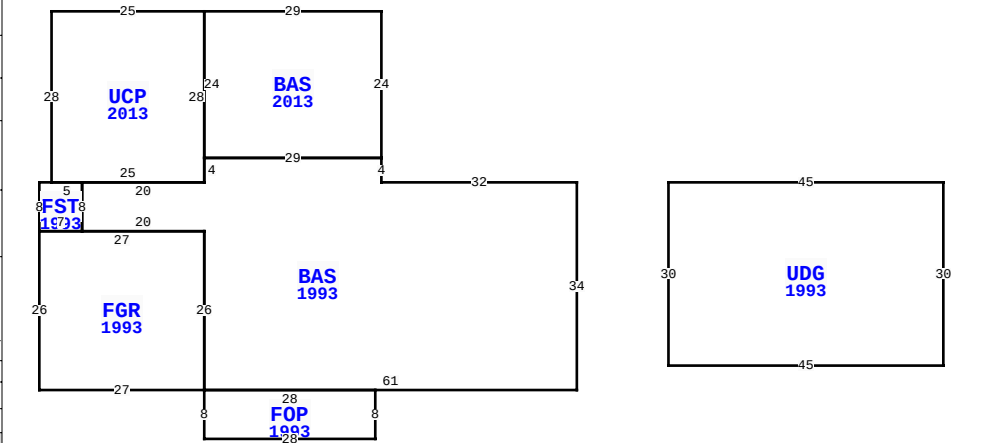
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100	1993	2,350	279,564
BAS	696	100	2013	696	82,798
FGR	702	55	1993	386	45,920
FOP	224	30	1993	67	7,970
FST	56	55	1993	31	3,688
UCP	700	20	2013	140	16,655
UDG	1,350	55	1993	742	88,270
TOTALS	6,078			4,412	524,867

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	7	7	49.00	SF	30.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0681	POLE SHED	0	100	15	45	675.00	SF	15.00
7	0351	CARPORT MT	0	100	46	20	920.00	SF	10.00
8	0751	UOP	0	100	0	0	196.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.44

REVIEW DATE 05/14/2024 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,412	113.4000	157.63	695,464	1987	1987	0	0	24.53	75.47
1 SNGL FAM			100% - 0	Heated Area: 3046				HX Base Yr 1985			



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
43154 WOODLAND LN, CALLAHAN			05/07/2026 MLU		

TOTAL OB/XF									
49,408									

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49,408									

Total Acres: 1.44 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000

NASSAU COUNTY PROPERTY									
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6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					524,867				
TOTAL MARKET OB/XF VALUE					49,408				
TOTAL LAND VALUE - MARKET					72,000				
TOTAL MARKET VALUE					646,275				
SOH/AGL Deduction					372,868				
ASSESSED VALUE					273,407				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					221,996				
TOTAL JUST VALUE					646,275				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					613,072				

CALL FOR APPOINTMENT GUARD DOGS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973815	SWIM POOL	14,500	04/01/1997
6144	NEW CONSTR	200	08/21/1989
3549	NEW CONSTR	49,256	08/08/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2815/851	9/11/2025	WD	U	I	11	100			
GRANTOR: BLACKSHEAR JOHN D JR									
GRANTEE: BLACKSHEAR J DAWSON									
0841/0266	7/15/1998	WD	U	I	07	100			
GRANTOR: KENNEDY PEGGY BLACKSH									
GRANTEE: BLACKSHEAR JOHN JR									

BUILDING NOTES									

BUILDING DIMENSIONS
BAS=[YR=1993] W32 N4 BAS=[YR=2013] N24 W29 UCP=[YR=2013] W25 S28 FST=[YR=1993] W2 S8 FGR=[YR=1993] S26 E27 FOP=[YR=1993] S8 E28 N8 W28\$ N26 W27\$E7 N8 W5\$ E25 N28\$ S24 E29\$ W29 S4 W20 S8 E20 S26 E61 N34\$ PTR=E15 UDG=[YR=1993] E45 S30 W45 N30\$ W15\$.