

BLOCK 3 LOT 9 & S-1 OF LOT 8
IN OR 1482/833
EX ESMT OR 1271/1681

HARRISON THOMAS & CARRIE
44090 WOODLAND AVENUE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	03	CONC FINSH 90
Interior Floo	01	NONE 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0700	MISC RESIDENTIAL

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	576	100	2005	576	12,467
FOP	96	30	2005	29	628
SFB	240	80	2005	192	4,156
UST	384	45	2005	173	3,744
UUS	384	50	2005	192	4,156

TOTALS	1,680			1,162	25,150
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	0	4	12	48.00	SF	40.00	40.00	576
2	0940	SHEDS/PORT	0	0	13	17	221.00	SF	30.00	30.00	1,392
7	0300	BOAT DCK W	0	0	10	24	240.00	SF	40.00	40.00	3,072

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,162	79.2750	30.92	35,929	2005	2005	0	0	0 30.00	70.00
1 GARAGE RES 0% - 0 Heated Area: 768 HX Base Yr											

WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0300	BOAT DCK W	0	0	4	12	48.00	SF	40.00	40.00	100	2004	2004	3	30	576	
2	0940	SHEDS/PORT	0	0	13	17	221.00	SF	30.00	30.00	100	2005	2005	3	21	1,392	
7	0300	BOAT DCK W	0	0	10	24	240.00	SF	40.00	40.00	100	2005	2005	3	32	3,072	

TOTAL OB/XF											
5,040											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										25,150	
TOTAL MARKET OB/XF VALUE										5,040	
TOTAL LAND VALUE - MARKET										25,000	
TOTAL MARKET VALUE										55,190	
SOH/AGL Deduction										0	
ASSESSED VALUE										55,190	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										55,190	
TOTAL JUST VALUE										55,190	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										58,668	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1482/0833	3/02/2007	WD	Q	I	06	100					

GRANTOR: AUCHTER GEORGE D & PA											
GRANTEE: HARRISON THOMAS & C											

BUILDING NOTES											

BUILDING DIMENSIONS											
SFB=[YR=2005] W10 FOP=[YR=2005] W4 S24 E4 N24\$ S24 E10 BAS=[YR=2005] E24 N24 UST=[YR=2005] N16 W24 S16 E24\$ W24 S24\$ N24\$ PTR=E35 UUS=[YR=2005] E16 S24 W16 N24\$ W35\$.											