

BLOCK 3 LOT 19
IN OR 418 PG 798
WOODLAND ESTATES UNIT 2

ADDAIR JEFFREY E & PEGGY G/
44196 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,239	100	1993	1,239	129,344
FST	108	55	1993	59	6,159
FUS	1,053	100	1993	1,053	109,926
UOP	1,979	20	2007	396	41,340
TOTALS	4,379			2,747	286,768

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

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	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,747	95.7312	133.07	365,543	1990	1990		0	0	21.55	78.45
1 SNGL FAM 100% - 0 Heated Area: 2292 HX Base Yr												
44196 WOODLAND CIR, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/23/2023 MLU												

TOTAL OB/XF												
62,560												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		286,768	
TOTAL MARKET OB/XF VALUE		62,560	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		399,328	
SOH/AGL Deduction		189,355	
ASSESSED VALUE		209,973	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		158,562	
TOTAL JUST VALUE		399,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414053	REPAIR/RRF	8,480	08/01/2014
B996213	SWIM POOL	17,846	01/06/1999
6295	NEW CONSTR	74,270	02/16/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0418/0798	4/01/1984	WD	Q	V	
GRANTOR:					
GRANTEE:					
0314/0517	5/01/1980	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2007] W63 S10 BAS=[YR=1993] S27 E39 N6 E14 N21 W29 FST=[YR=1993] W9 S12 E9 N12\$ S12 W9 N12 W15\$ E53 S21 W14 S6 W39 N37 W10 S47 E58 N7 E15 N40\$ PTR=E75 FUS=[YR=1993] E39 S27 W39 N27 \$ W75\$.									