

BLOCK 3 LOTS 23 & 24
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BARR REVOCABLE LIVING TRUST/BARR DAVID D TRUSTEE
44266 WOODLAND CIR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0230



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	07	CORK/VTILE 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
BUD\$ Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

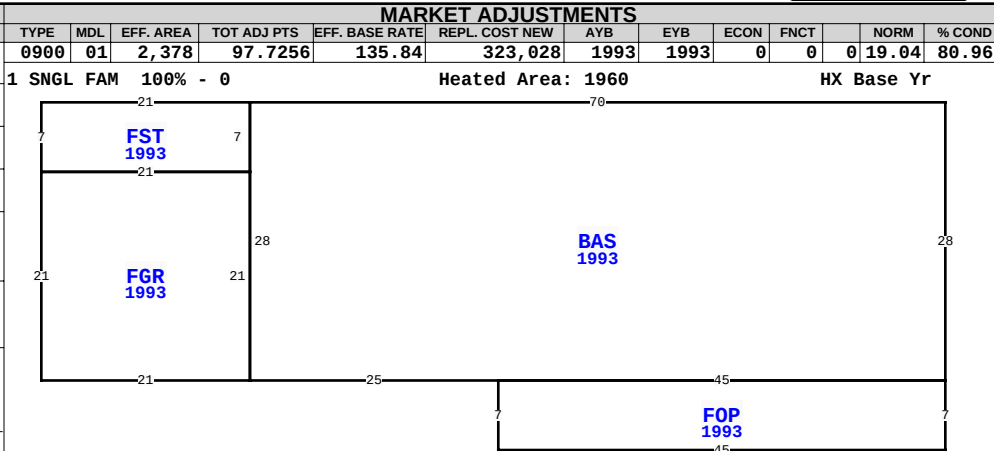
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1993	1,960	215,553
FGR	441	55	1993	243	26,724
FOP	315	30	1993	94	10,338
FST	147	55	1993	81	8,908
TOTALS	2,863			2,378	261,523

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	
3	1242	WD DECK A	0	100	0	0	696.00	SF	10.00	10.00	100	1996	1996	3	20	1,392	
5	0681	POLE SHED	0	100	58	20	1,160.00	SF	15.00	15.00	100	1996	1996	3	20	3,480	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



44266 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	7,898
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0003	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				319,719	
TOTAL MARKET OB/XF VALUE				7,898	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				427,617	
SOH/AGL Deduction				199,686	
ASSESSED VALUE				227,931	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				176,520	
TOTAL JUST VALUE				427,617	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				437,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006358	GARAGE	93,210	08/01/2018
7828	NEW CONSTR	0	02/07/1992
BP4165	N/A	72,904	06/11/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2843/185	1/08/2026	SW	U	I	11	100	
GRANTOR: BARR DAVID D & KAREN							
GRANTEE: BARR REVOCABLE LIVI							
2843/183	1/08/2026	SW	U	I	11	100	
GRANTOR: BARR DAVID D							
GRANTEE: BARR DAVID D & KARE							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W70 FST=[YR=1993] W21 S7 FGR=[YR=1993] S21 E21 N21 W21\$ E21 N7\$ S28 E25 FOP=[YR=1993] S7 E45 N7 W45\$ E45 N28\$.																

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