

BLOCK 3 LOT 25
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-25-2912-0003-0250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08

Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8005.00			

TOTALS	2,192			1,822	38,408
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0820	WOOD WALK	0	0	5	12	60.00	SF	11.75
3	0510	GARAGE WD-	0	0	26	28	728.00	SF	35.00
4	0350	CARPORT WD	0	0	10	28	280.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,822	124.0000	105.40	192,039	1986	1986	0	0	20	70.00	20.00
1 M/H 93- 0% - 0 Heated Area: 1674 HX Base Yr												
44282 WOODLAND CIR, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU												

TOTAL OB/XF 6,106												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0820	WOOD WALK	0	0	5	12	60.00	SF	11.75	11.75	100	1988
3	0510	GARAGE WD-	0	0	26	28	728.00	SF	35.00	35.00	100	1987
4	0350	CARPORT WD	0	0	10	28	280.00	SF	13.00	13.00	100	1987

TOTAL OB/XF 6,106												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 6												
VALUATION BY STANDARD												
Tax Group: 6 Tax Dist:												
BUILDING MARKET VALUE 38,408												
TOTAL MARKET OB/XF VALUE 6,106												
TOTAL LAND VALUE - MARKET 50,000												
TOTAL MARKET VALUE 94,514												
SOH/AGL Deduction 4,667												
ASSESSED VALUE 89,847												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 89,847												
TOTAL JUST VALUE 94,514												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 97,643												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3474	N/A	7,300	07/07/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2843/190	1/08/2026	SW	U	I	11	100	
GRANTOR: BARR DAVID & KAREN							
GRANTEE: BARR REVOCABLE LIVI							
2124/0233	5/15/2017	WD	Q	I	01	50,000	
GRANTOR: CAMERON TRACY A							
GRANTEE: BARR DAVID & KAREN							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=1993] W23 UOP=[YR=1993] N13 W12 FOP=[YR=1993] W12 S13 E12 N13\$ S13 E12\$ W37 S28 E18 FOP=[YR=1993] S10 E20 N10 W7 N1 W6 S1 W7\$ E7 N1 E6 S1 E29 N28\$.												

OTHER ADJUSTMENTS AND NOTES												

PRINTED 07/09/2026 BY SYS