

BLOCK 3 LOT 33 RP 106401
IN OR 1742/670
WOODLAND ESTATES UNIT 2

HIGGINBOTHAM JOSHUA D & CHRISTINA K
44400 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0003-0330



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1995	1,820	179,768
FGR	470	55	1995	258	25,484
FOP	120	30	1995	36	3,556
STP	16	10	2010	2	198
STP	28	10	2010	3	296
TOTALS	2,454			2,119	209,302

EXTRA FEATURES	
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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	1995	1995	3	74	2,590	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2013	2013	3	50	3,600	
5	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2013	2013	3	50	1,800	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2023	04	100	50,000	

LAND DESCRIPTION			TOTAL OB/XF 57,990														
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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,119	121.3828	127.45	270,067	1995	1995		0	0	22.50	77.50
1 SINGLE FAM 100% - 2012 Heated Area: 1820 HX Base Yr 2012												
44400 WOODLAND CIR, CALLAHAN												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	MLU

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	1995	1995	3	74	2,590	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2013	2013	3	50	3,600	
5	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2013	2013	3	50	1,800	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2023	04	100	50,000	

LAND DESCRIPTION			TOTAL OB/XF 57,990														
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1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

REVIEW DATE	01/01/2023	BY	CD
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Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		209,302	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		57,990	
SOH/AGL Deduction		TOTAL LAND VALUE - MARKET		50,000	
ASSESSED VALUE		TOTAL MARKET VALUE		317,292	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		137,770	
BASE TAXABLE VALUE		ASSESSED VALUE		179,522	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		51,411	
NCON VALUE		BASE TAXABLE VALUE		128,111	
INCOME VALUE		TOTAL JUST VALUE		317,292	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		318,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514346	REPAIR/RRF	8,800	03/01/2015
B1327645	GARAGE	17,665	10/01/2013
B1327005	XFOB	6,000	03/01/2013
B24874	REPAIR/RRF	300	07/01/2011
B951911	NEW CONSTR	0	05/01/1995
8098	NEW CONSTR	0	05/18/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1742/0670	6/03/2011	WD	Q	I	02	111,000
GRANTOR: WRIGHT CATHY ETAL						
GRANTEE: HIGGINBOTHAM JOSHUA						
0238/0246	4/13/1977	WD	U	V		8,000
GRANTOR: ST REGIS LAND DEVELOP						
GRANTEE: TESTON W T JR & MAR						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1995] W5 STP=[YR=2010] N4 W4 S4 E4 \$ W27																
STP=[YR=2010] N4 W7 S4 E7\$ W47 S30 E26 FOP=[YR=1995] S2E20 N6																
W20 S4\$ N4 E20 S4 E11 FGR=[YR=1995] E22 N25 W6 S5 W16 S20\$N20																
E16 N5 E6 N5\$.																