

BLOCK 4 LOT 2
IN OR 543 PG 733
WOODLAND ESTATES UNIT 2

BLACKSHEAR LEE B & TERRI
44850 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

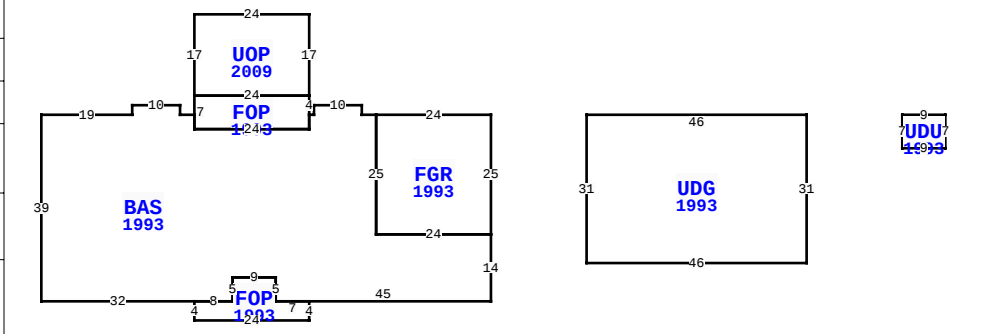
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,989	100	1993	2,989	323,028
FGR	600	55	1993	330	35,664
FOP	141	30	1993	42	4,539
FOP	168	30	1993	50	5,404
UDG	1,426	55	1993	784	84,729
UDU	63	55	1993	35	3,783
UOP	408	20	2009	82	8,862
TOTALS	5,795			4,312	466,008

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
3	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,312	104.7816	145.65	628,043	1989	1989	0	0	25.80	74.20
1 SNGL FAM			100% - 0	Heated Area: 2989				HX Base Yr 1991			



44850 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,605											

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2,605											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	466,008		
TOTAL MARKET OB/XF VALUE	2,605		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	518,613		
SOH/AGL Deduction	299,309		
ASSESSED VALUE	219,304		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	167,893		
TOTAL JUST VALUE	518,613		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	520,421		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6895	GARAGE	21,950	12/13/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0543/0733	5/19/1988	WD	U	V	
GRANTOR: HOLDER MICHAEL G					
GRANTEE: BLACKSHEAR LEE B					
0442/0235	1/01/1985	WD	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
FGR=[YR=1993] W24 BAS=[YR=1993] W3 N2 W10 S2 W1 FOP=[YR=1993] N4 UOP=[YR=2009] N17 W24 S17 E24\$ W24 S7E24 N3\$S3 W24N3W3 N2 W10 S2 W19 S39 E32 FOP=[YR=1993] S4 E24 N4 W7 N5 W9S5 W8\$ E8 N5 E9 S5 E45 N14 W24N25 \$ S25 E24 N25\$ PTR= E20 UDG=[YR=1993] E46 S31 W46 N31\$ W20\$ PTR= E86 UDU=[YR=1993] E9 S7 W9 N7\$ W86\$.											