

BLK 4 LOT 3
IN OR 530/357
WOODLAND ESTATES UNIT 2

BOLES RAY & NANCY K
44822 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0030



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	14	CARPET 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	1.5	1.5 100
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
NEIGHBORHOOD/LOC	8005.00	

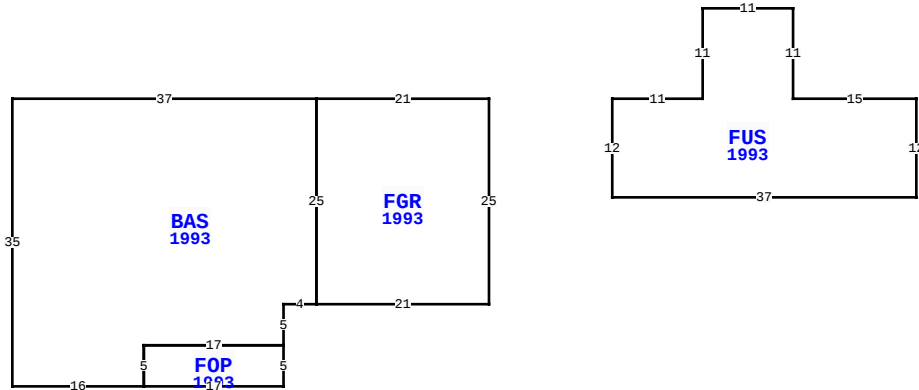
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	103,352
FGR	525	55	1993	289	25,529
FOP	85	30	1993	26	2,297
FUS	565	100	1993	565	49,909
TOTALS	2,345			2,050	181,086

EXTRA FEATURES														
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
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1979	1979	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	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	NORM	% COND
0100	01	2,050	122.4608	128.58	263,589	1979	1979	0	0	0	31.30
1 SINGLE FAM			100% - 0	Heated Area: 1735				HX Base Yr 2000			



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										181,086	
TOTAL MARKET OB/XF VALUE										800	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										231,886	
SOH/AGL Deduction										113,711	
ASSESSED VALUE										118,175	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										66,764	
TOTAL JUST VALUE										231,886	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										231,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R950403	REPAIR/RRF	3,000	12/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0530/0357	11/03/1987	QC	U	I		100			
GRANTOR: GREEN TERRY & NANCY K									
GRANTEE: BOLES RAY & NANCY K									
0223/0075	8/12/1976	WD	Q	V		8,300			
GRANTOR: ST REGIS LAND DEV COR									
GRANTEE: GREEN TERRY A & NAN									

BUILDING NOTES														

BUILDING DIMENSIONS														
FGR=[YR=1993] W21 BAS=[YR=1993] W37 S35 E16 FOP=[YR=1993] E17 N5 W17 S5\$ N5 E17 N5 E4 N25\$ S25 E21 N25\$ PTR=E15 FUS=[YR=1993] E11 N11 E11 S11 E15 S12 W37 N12\$ W15\$.														

44822 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1979	1979	3	40	800

TOTAL OB/XF														
800														

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

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