BLOCK 4 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

DARMOFAL EDWIN J LIVING TRUST/DARMOFAL JOSEPH R C
44762 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

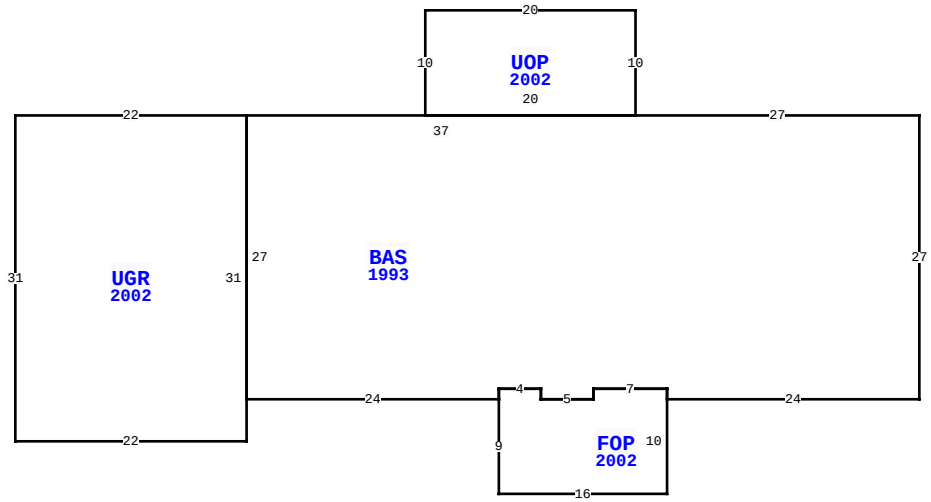
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1993	1,717	56,058
FOP	155	30	2002	46	1,502
UGR	682	45	2002	307	10,023
UOP	200	25	2002	50	1,633
TOTALS	2,754			2,120	69,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,120	128.0400	108.83	230,720	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 1717 HX Base Yr



44762 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	69,216
TOTAL MARKET OB/XF VALUE	2,439
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	121,655
SOH/AGL Deduction	0
ASSESSED VALUE	121,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,655
TOTAL JUST VALUE	121,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7628	MH MOVE-ON	35,000	01/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2713/1621	5/16/2024	SW	U	I	11	100
GRANTOR: DARMOFAL EDWIN J						
GRANTEE: DARMOFAL EDWIN J LI						
1095/0133	11/18/2002	WD	Q	I		124,000
GRANTOR: HOLTON ROBERT A & JOA						
GRANTEE: DARMOFAL EDWIN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2002] N10 W20 S10 E20 $ W37
UGR=[YR=2002] W22 S31 E22 N31 $ S27 E24 FOP=[YR=2002] S9
E16 N10 W7 S1 W5 N1 W4 S1 $ N1 E4 S1 E5 N1 E7 S1 E24 N27 $.

EXTRA FEATURES

LN	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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0752	USP	0	0	16	4	64.00	SF	15.00	15.00	100	2002	2002	3	28	269	

LAND DESCRIPTION

TOTAL OB/XF 2,439

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		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 Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS