BLOCK 4 LOT 9
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

SAPPINGTON SHAWN M & KELLI JO
44752 WOODLAND CIR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0090

BUILDING CHARACTERISTICS

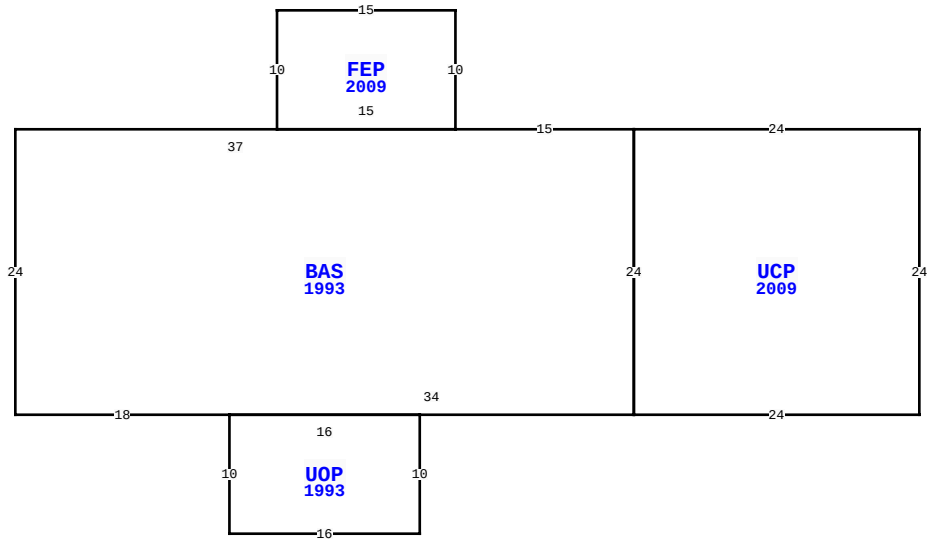
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,248	100	1993	1,248	139,676
FEP	150	85	2009	128	14,326
UCP	576	20	2009	115	12,871
UOP	160	25	1993	40	4,476
TOTALS	2,134			1,531	171,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,531	138.6000	117.81	180,367	1984	2021	0	0	0	5.00	95.00

1 M/H 93- 100% - 2023 Heated Area: 1376 HX Base Yr 2023



44752 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		171,349
TOTAL MARKET OB/XF VALUE		180
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		221,529
SOH/AGL Deduction		55,109
ASSESSED VALUE		166,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,009
TOTAL JUST VALUE		221,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,352

1984 SUMMIT DW R223924 & 223925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970572	REPAIR/RRF	1,800	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0399	6/24/2022	WD	Q	I	02	232,000
GRANTOR: NETTLES AL W & JANICE						
GRANTEE: SAPPINGTON SHAWN MI						
0336/0397	4/28/1981	WD	Q	V		9,500
GRANTOR: ST REGIS LAND DEVELOP						
GRANTEE: NETTLES AL WILFORD						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2009] W24 BAS=[YR=1993] W15 FEP=[YR=2009] N10 W15 S10 E15$ W37 S24 E18 UOP=[YR=1993] S10 E16 N10 W16$ E34 N24$ S24 E24 N24$.

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
1	1242	WD DECK A	0	100	6	15	90.00	SF	10.00	10.00	100	1990	1990	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 180

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS