BLOCK 4 LOT 10
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

SINCLAIR KAREN RENEE L/E/
44740 WOODLAND CIR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0100

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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

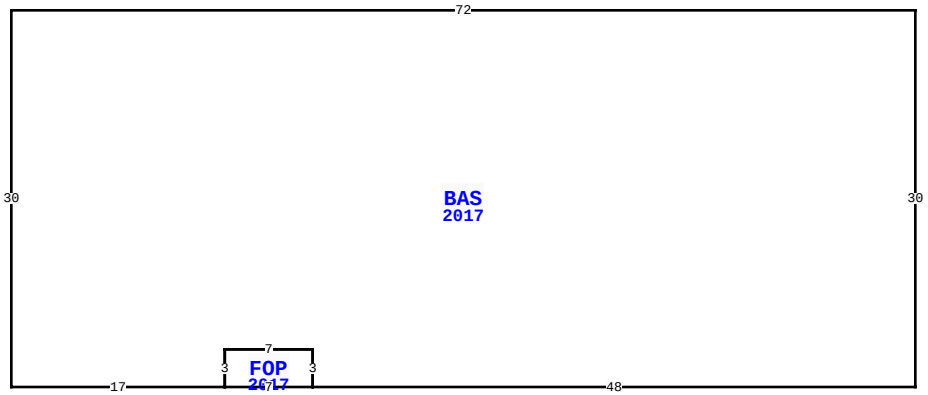
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2017	2,139	168,639
FOP	21	30	2017	6	473
TOTALS	2,160			2,145	169,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,145	116.8000	105.12	225,482	2016	2016	0	0	0	25.00	75.00

1 M/H 94+ 100% - 2023 Heated Area: 2139 HX Base Yr 2023



44740 WOODLAND CIR, CALLAHAN

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

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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2016	2016	3	75	15,750	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,170
TOTAL MARKET OB/XF VALUE		15,750
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		322,920
SOH/AGL Deduction		29,194
ASSESSED VALUE		293,726
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,315
TOTAL JUST VALUE		322,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,913

DW/MH AND BLDG #2 (@ 44742) SHARES WELL + SEPTIC
MISC STRG BLDGS = NV: KW 1/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001439	MH MOVE-ON	0	02/23/2017
B1633501	GARAGE	27,671	12/01/2016
B1632623	DEMOLITION	2,200	07/01/2016
5938	NEW CONSTR	0	05/22/1989
3972	NEW CONSTR	26,280	03/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2847/1658	2/09/2026	LE	U	I	11	100
GRANTOR: SINCLAIR KAREN RENEE						
GRANTEE: KERNS UIBLE KRISTE						
2165/1641	12/19/2017	WD	Q	I	01	195,500
GRANTOR: PETERS STEVE PLATON &						
GRANTEE: UIBLE KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W72 S30 E17 FOP=[YR=2017] E7 N3 W7 S3$ N3 E7 S3 E48 N30$.

LAND DESCRIPTION

TOTAL OB/XF 15,750

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 01/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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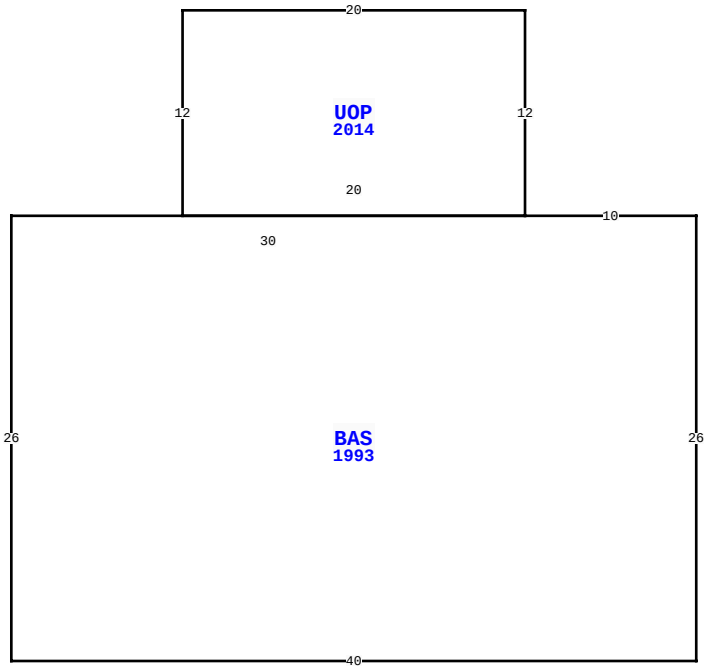
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	02	MIN PLYWD 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,040	100	1993	1,040	84,174
UOP	240	20	2014	48	3,885
TOTALS	1,280			1,088	88,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	92.0398	96.64	105,144	1989	1989	0	0	0	16.25	83.75

2 SINGLE FAM 0% - 2023 Heated Area: 1040 HX Base Yr 2023



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PREVIOUS YEAR MKT VALUE		316,913

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GRANTOR: SINCLAIR KAREN RENEE						
GRANTEE: KERNS UIBLE KRISTE						
2165/1641	12/19/2017	WD	Q	I	01	195,500
GRANTOR: PETERS STEVE PLATON &						
GRANTEE: UIBLE KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=2014] N12 W20 S12 E20$ W30 S26 E40 N26$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS