

BLOCK 4 LOT 12
IN OR 636 PG 434
WOODLAND ESTATES UNIT 2

KRIETE DONNA
44718 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
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	1,674	100	1993	1,674	166,201
FGR	380	55	1993	209	20,750
FOP	96	30	2009	29	2,879
FSP	496	40	1993	198	19,658
FST	160	55	1993	88	8,737
TOTALS	2,806			2,198	218,225

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0681	POLE SHED	0 100	20	11	220.00	SF	15.00	15.00	100	1985
4	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00	100	1979
5	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,198	114.2680	119.98	263,716	1980	1985	0	0	17.25	82.75
1 SINGLE FAM 100% - 2023 Heated Area: 1674 HX Base Yr											
44718 WOODLAND CIR, CALLAHAN											
BLD DATE: 05/23/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		218,225	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		271,525	
SOH/AGL Deduction		6,322	
ASSESSED VALUE		265,203	
TOTAL EXEMPTION VALUE		13	265,203
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		271,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0636/0434	9/13/1991	WD	U	I		76,500	
GRANTOR: DAVIS EDNA M							
GRANTEE: KRIETE FREDERICK JR							
0600/1305	6/29/1990	QC	Q	I	01	100	
GRANTOR: DAVIS JAMES & EDNA							
GRANTEE: DAVIS EDNA M							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W20 BAS=[YR=1993] W4 FSP=[YR=1993] N16 W31 S16 E31\$ W58 S27 E26 FOP=[YR=2009] S8 E12 N8 W12\$ E36 FGR=[YR=1993] E20 N19 W20 S19\$ N27\$ S8 E20 N8\$.											