

SHOUSE DONNA P & MICHAEL W
44672 WOODLAND CIRCLE
CALLAHAN, FL 32011

16-1N-25-2912-0004-0150

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall04PLYWOOD 50Interior Wall05DRYWALL 50Interior Floo14CARPET 80Interior Floo08SHT VINYL 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame Stories Units02WOOD FRAME 1001. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8005.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,72010019931,72051,404DCK8115200812359FOP196302008591,763STP16102008260TOTALS2,0131,79353,586EXTRA FEATURESBLDDATEXFDATEINC DATELGL DATELAND DATEAG DATETOTALS2,0131,79353,586

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCT% COND0820021,793117.200099.62178,6191990199000070.0030.00

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARDTax Group: 6Tax Dist:BUILDMARKET VALUE53,586TOTAL MARKET OB/XF VALUE2,800TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE106,386SOH/AGL Deduction46,803ASSESSED VALUE59,583TOTAL EXEMPTION VALUEHX HB34,583BASE TAXABLE VALUE25,000TOTAL JUST VALUE106,386NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE109,823SALES DATAOFF RECORD NumberDATETYPEINSTQ / U V I RSN CD SALE PRICE1586/01129/22/2008QC Q I 01100GRANTOR:PARKER DONNA MGRANTEE:SHOUSE DONNA P & MI0579/03119/15/1989WD Q V 17,500GRANTOR:CASTLEMAN KEITH AGRANTEE:PARKER BILLY & DONNBUILDING NOTESBAS=[YR=1993] W64 S25 R2 D2 E23 FOP=[YR=2008] S12 E16 N4 STP=[YR=2008] E4 N4 W4 S4\$ N9 W1 L2 D1 W4 U1 L2 W1 S1 W6\$ E6 N1 E1 R2 D1 E4 U1 R2 E1 S1 E21 R2 U2 DCK=[YR=2008] E9 N9 W9 S9\$ N25\$.BUILDING DIMENSIONS

REVIEW DATE05/20/2024BYTWATotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/09/2026 BY SYS