

BLOCK 4 LOT 19
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

BAUER DAVID A/SCHOTT-BAUER MARY
44610 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	916	100	1993	916	91,768
FOP	108	30	1993	32	3,206
FOP	160	30	1993	48	4,809
FST	336	55	1993	185	18,534
FUS	864	100	1993	864	86,559
UGR	504	45	1993	227	22,741
UOP	16	20	1993	3	301
TOTALS	2,904			2,275	227,917

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	100	20	15	300.00	SF	10.00	10.00	
4	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	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	2,275	114.2680	119.98	272,954	1988	1988	0	0	0 16.50	83.50
1 SINGLE FAM 100% - 1995 Heated Area: 1780 HX Base Yr 1995											

44610 WOODLAND CIR, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/23/2023 MLU					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										227,917	
TOTAL MARKET OB/XF VALUE										7,103	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										285,020	
SOH/AGL Deduction										131,049	
ASSESSED VALUE										153,971	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										102,560	
TOTAL JUST VALUE										285,020	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										279,506	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2630/0518	4/06/2023	WD	U	I	11	100			
GRANTOR: BAUER DAVID A									
GRANTEE: BAUER DAVID S & MAR									
0710/0621	8/01/1994	WD	Q	I		120,000			
GRANTOR: CREWS RITA H									
GRANTEE: BAUER DAVID & CHRIS									

BUILDING NOTES											

BUILDING DIMENSIONS											
UGR=[YR=1993] W17 UOP=[YR=1993] N4 W4 BAS=[YR=1993] N12 W32 S12 FOP=[YR=1993] W8 S20 E8 N20\$ S20 E14 FOP=[YR=1993] E18 N6 W18 S6\$ N6 E18N14\$S4 E4 \$ W4 S24 E21 N24\$ PTR= E20 FUS=[YR=1993] E32 S27 W32 N27\$ W20\$ PTR=E72 FST=[YR=1993] E14 S24 W14 N24\$W72\$.											