BLOCK 4 LOT 22
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

STEVENS JOEL M & ROSEANNA L/E/
44570 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0220

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

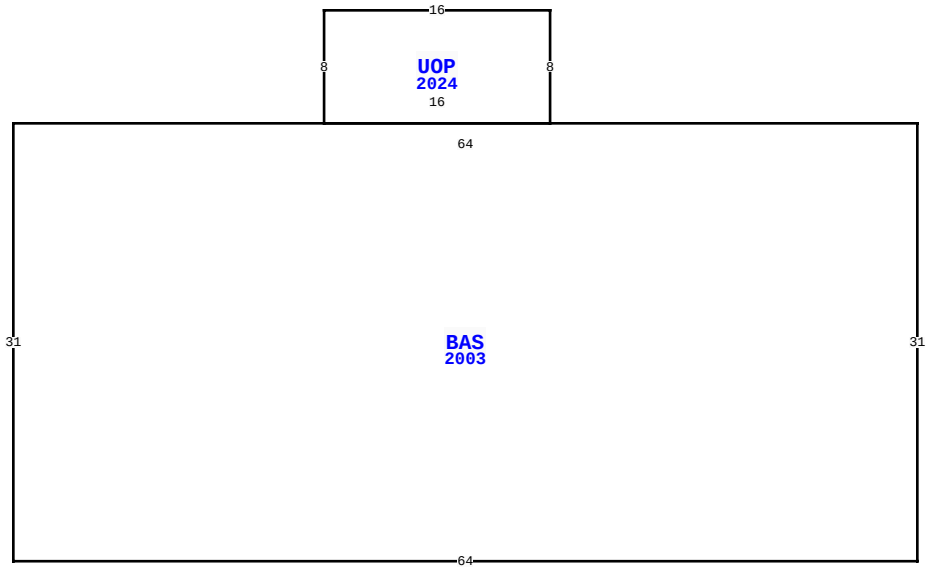
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2003	1,984	100,451
UOP	128	25	2024	32	1,620
TOTALS	2,112			2,016	102,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,016	117.2000	105.48	212,648	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2008 Heated Area: 1984 HX Base Yr 2008



44570 WOODLAND CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,071
TOTAL MARKET OB/XF VALUE		8,835
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		160,906
SOH/AGL Deduction		62,804
ASSESSED VALUE		98,102
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,691
TOTAL JUST VALUE		160,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11229	NEW CONSTR	0	05/28/2003
MH4119	MH MOVE-ON	0	05/08/2003
P6715	NEW CONSTR	0	05/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/1464	9/10/2018	LE	U	I	11	100
GRANTOR: STEVENS JOEL & ROSCAN						
GRANTEE: STEVENS MARIANNA &						
2255/0137	9/10/2018	LE	U	I	11	100
GRANTOR: STEVENS JOEL M & ROSE						
GRANTEE: STEVENS MARIANNA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W64 S31 E64 N31 $
UOP=[YR=2024;ORIG=-42,-8] E16 S8 W16 N8 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
2	1242	WD DECK A	0	100	20	13	260.00	SF	10.00	10.00	100	2005	2005	3	21	546	
3	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	2007	2007	3	40	4,536	
4	0351	CARPORT MT	0	100	18	18	324.00	SF	10.00	10.00	100	2007	2007	3	24	778	

LAND DESCRIPTION

TOTAL OB/XF 8,835

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS