BLOCK 4 LOT 23
R407898 & R407899
IN OR 439 PG 375

GREEN MICHAEL A & ELIZABETH K
44564 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

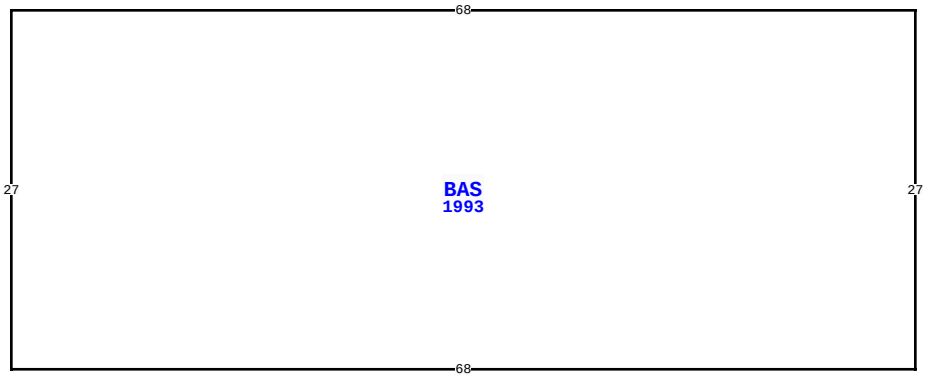
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04
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	1,836	100	1993	1,836	60,566
TOTALS	1,836			1,836	60,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,836	129.3600	109.96	201,887	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1836 HX Base Yr



44564 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		60,566
TOTAL MARKET OB/XF VALUE		6,272
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		116,838
SOH/AGL Deduction		56,716
ASSESSED VALUE		60,122
TOTAL EXEMPTION VALUE	HX HB	35,122
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0439/0375	11/27/1984	WD	Q	V		10,500
GRANTOR: WHITE LEONARD T & BER						
GRANTEE: GREEN MICHAEL ALLEN						
0285/0125	2/09/1979	WD	Q	V		5,000
GRANTOR: GOSSAGE JACK & BEATRI						
GRANTEE: WHITE LEONARD T & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S27 E68 N27 $.

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
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 6,272

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS