BLOCK 4 LOT 24
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HART CHARLES W & BRENDA D L/E/
44554 WOODLAND HEIGHTS CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0240

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

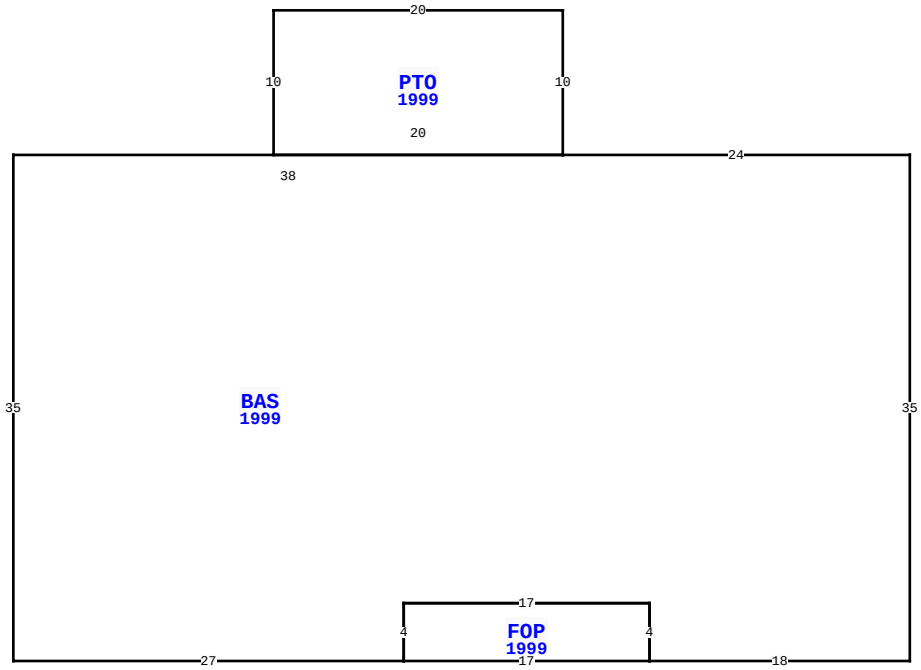
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	1999	2,102	224,662
FOP	68	30	1999	20	2,137
PTO	200	5	1999	10	1,069
TOTALS	2,370			2,132	227,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,132	95.5206	132.77	283,066	1999	1999	0	0	0	19.50	80.50

1 SNGL FAM 100% - 0 Heated Area: 2102 HX Base Yr



44554 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,137
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		337,137
SOH/AGL Deduction		122,901
ASSESSED VALUE		214,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,825
TOTAL JUST VALUE		337,137
NCON VALUE		23,307
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012536	30*50MTL GR 30*28		10/31/2024
B240011485	ENCLOSING CARPORT	7,300	10/11/2024
B240011377	DEMO OF A OLD POL	500	10/07/2024
19002879	GARAGE	37,286	04/01/2019
B996274	NEW CONSTR	100,000	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1784	4/24/2024	LE	U	I	11	100
GRANTOR: HART CHARLES W & BREN						
GRANTEE: WERTS BRANDI MARIE						
0890/1098	7/09/1999	WD	Q	I	01	10,400
GRANTOR: HART BRENDA G & CHARL						
GRANTEE: HART CHARLES W & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W24 PTO=[YR=1999] N10 W20 S10 E20 $ W38 S35 E27 FOP=[YR=1999] E17 N4 W17 S4 $ N4 E17 S4 E18 N35 $.

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	0680	POLE SHED	0	100	20	20	400.00	SF	10.00	10.00	100	1985	1985	3	20	800	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2001	2001	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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

REVIEW DATE 06/25/2025 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

BLOCK 4 LOT 24
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

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CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

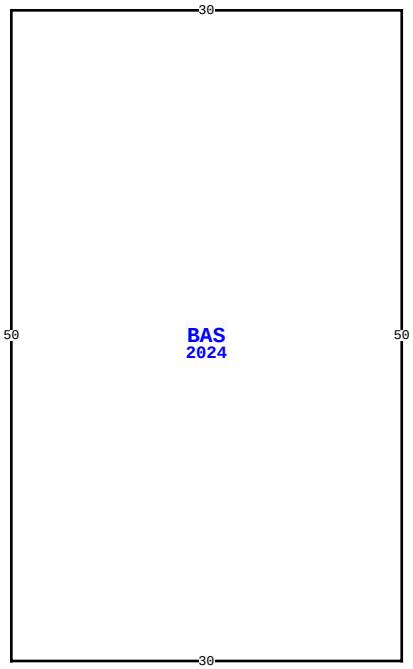
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	1,500	100	2024	1,500	33,962
TOTALS	1,500			1,500	33,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	22.87	34,305	2020	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1500 HX Base Yr



44554 WOODLAND CIR, CALLAHAN

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

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TOTAL JUST VALUE		337,137
NCON VALUE		23,307
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1784	4/24/2024	LE	U	I	11	100
GRANTOR: HART CHARLES W & BREN						
GRANTEE: WERTS BRANDI MARIE						
0890/1098	7/09/1999	WD	Q	I	01	10,400
GRANTOR: HART BRENDA G & CHARL						
GRANTEE: HART CHARLES W & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S50 W30 N50 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/25/2025 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

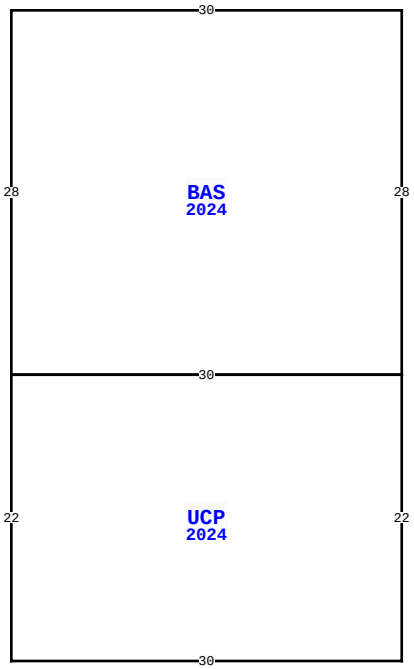
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	20,142
UCP	660	20	2024	132	3,165
TOTALS	1,500			972	23,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	972	62.1000	24.22	23,542	2025	2025	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2026 Heated Area: 840 HX Base Yr



44554 WOODLAND CIR, CALLAHAN

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NASSAU COUNTY PROPERTY

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0890/1098	7/09/1999	WD	Q	I	01	10,400
GRANTOR: HART BRENDA G & CHARL						
GRANTEE: HART CHARLES W & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S28 W30 N28 $
UCP=[YR=2024;ORIG=50,38] E30 S22 W30 N22 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/25/2025 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS