BLOCK 4 LOT 25
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

WEIR DIANNE G L/E/
44540 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

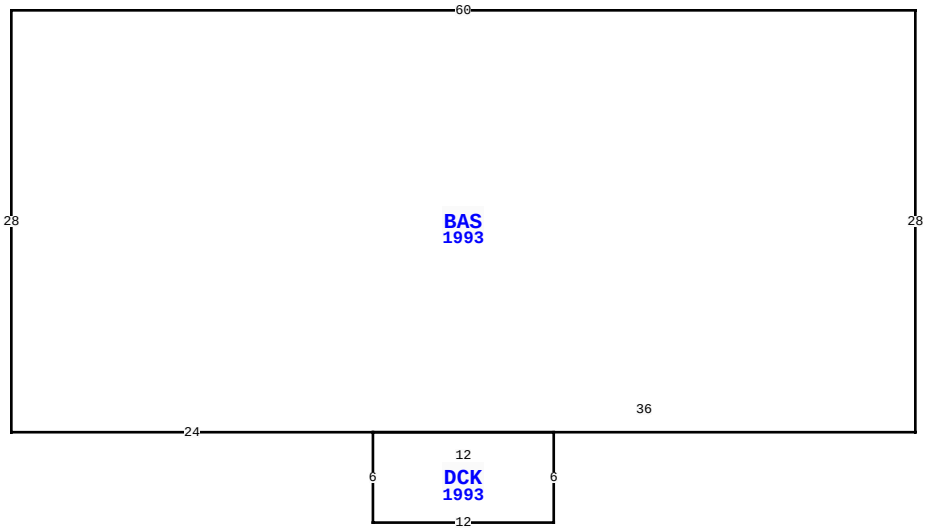
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,680	100	1993	1,680	57,113
DCK	72	15	1993	11	374
TOTALS	1,752			1,691	57,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,691	133.3200	113.32	191,624	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1680 HX Base Yr 1985



44540 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		57,487
TOTAL MARKET OB/XF VALUE		86
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		107,573
SOH/AGL Deduction		55,006
ASSESSED VALUE		52,567
TOTAL EXEMPTION VALUE	HX HB WX	32,567
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		107,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V000078	REMODEL	10,940	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2873/0583	6/04/2026	LE	U	I	11	100
GRANTOR: WEIR DIANNE L/E						
GRANTEE: ROWLAND CATHY WEIR						
408/165	12/30/1983	WD	U	I		100
GRANTOR: HIGGINBOTHAM SANDRA M						
GRANTEE: WEIR ROBERT E SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E24 DCK=[YR=1993] S6 E12 N6 W12$ E36 N28$.

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	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2008	2008	3	27	86	

LAND DESCRIPTION

TOTAL OB/XF 86

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