BLOCK 4 LOT 29
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

NEWKIRK CARLA RAE/DAVIS TERRI HALL
44482 WOODLAND CIR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	06	Quality Level 06

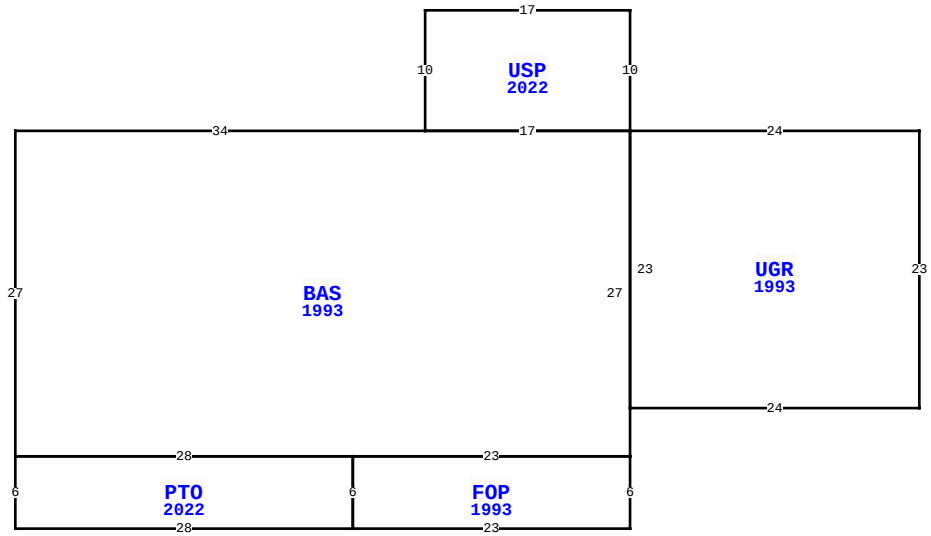
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1993	1,377	147,686
FOP	138	30	1993	41	4,398
PTO	168	5	2022	8	858
UGR	552	45	1993	248	26,598
USP	170	30	2022	51	5,470
TOTALS	2,405			1,725	185,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	126.5000	132.82	229,114	1977	1977	0	0	0	19.25	80.75

1 SINGLE FAM 100% - 2020 Heated Area: 1377 HX Base Yr 2020



44482 WOODLAND CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,443
TOTAL MARKET OB/XF VALUE		54,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,573
SOH/AGL Deduction		94,069
ASSESSED VALUE		219,504
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,093
TOTAL JUST VALUE		313,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2215723	GARAGE	31,428	10/19/2022
R2210342	REPAIR/RRF	14,280	07/06/2022
MH992546	MH MOVE-ON	0	01/02/1999
5659	SWIM POOL	15,530	04/19/1989
4894	REPAIR/RRF	3,561	05/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0899	11/07/2019	QC	U	I	11	55,000
GRANTOR: DAVIS TERRY HALL						
GRANTEE: DAVIS TERRI HALL &						
1953/1573	12/19/2014	WD	Q	I	01	130,000
GRANTOR: WALKER WILLIAM JR & P						
GRANTEE: DAVIS TERRY HALL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 USP=[YR=2022] N10 W17 S10 BAS=[YR=1993] W34 S27 PTO=[YR=2022] S6 E28 N6 W28$ E28 FOP=[YR=1993] S6 E23 N6 W23$ E23 N27W17$ E17$ S23 E24 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	36	1,260	
3	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1985	1985	3	20	2,160	
5	0860	POOL/SPA	0	100	15	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
6	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1989	1989	3	20	320	
8	1242	WD DECK A	0	100	0	0	145.00	SF	10.00	10.00	100	1995	1995	3	20	290	
11	0680	POLE SHED	0	100	40	20	800.00	SF	10.00	10.00	100	2024	2023	03	95	7,600	

LAND DESCRIPTION

TOTAL OB/XF 54,130

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 01/12/2023 BY KW 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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BUILDING CHARACTERISTICS

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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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

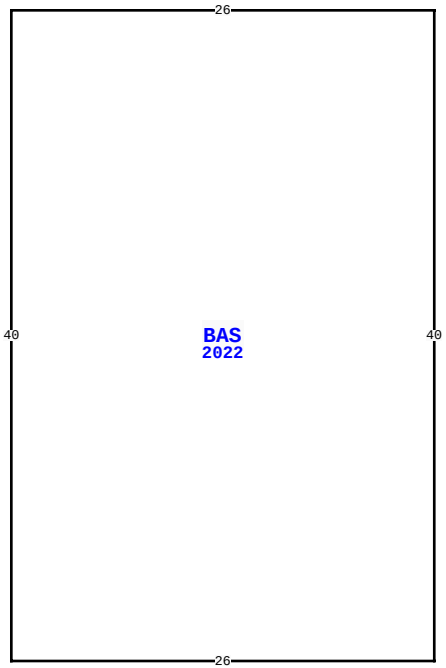
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	24,433
TOTALS	1,040			1,040	24,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	24.22	25,189	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2020 Heated Area: 1040 HX Base Yr 2020



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,012

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1953/1573	12/19/2014	WD	Q	I	01	130,000
GRANTOR: WALKER WILLIAM JR & P						
GRANTEE: DAVIS TERRY HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S40 E26 N40$.

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 01/12/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS