

BLOCK 4 LOT 30
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

DENMARK BRENDA D L/E/
44472 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,928	100	1993	1,928	157,417
BAS	588	100	2010	588	48,009
FCP	224	25	1993	56	4,572
FEP	168	80	1993	134	10,941
FOP	160	30	1993	48	3,919
FOP	138	30	2010	41	3,348
UST	24	45	2010	11	898
TOTALS	3,230			2,806	229,104

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0510	GARAGE WD-	0	100	23	49	1,127.00	SF	35.00
4	0681	POLE SHED	0	100	9	49	441.00	SF	15.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0751	UOP	0	100	27	10	270.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,806	96.0000	100.80	282,845	1978	1978	0	0	0	19.00	81.00	
1 SINGLE FAM 100% - 0 Heated Area: 2516 HX Base Yr 1994													

44472 WOODLAND CIR, CALLAHAN				XF DATE						LAND DATE		05/23/2023	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,127.00	SF	35.00	35.00	100	1986	1986	3	20	7,889				
441.00	SF	15.00	15.00	100	1987	1987	3	20	1,323				
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450				
270.00	SF	10.00	10.00	100	2016	2016	3	75	2,025				

TOTAL OB/XF													
13,687													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					229,104				
TOTAL MARKET OB/XF VALUE					13,687				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					292,791				
SOH/AGL Deduction					120,013				
ASSESSED VALUE					172,778				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					116,367				
TOTAL JUST VALUE					292,791				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					306,399				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530632	XFOB	5,333	06/01/2015
P14099	OTHER	0	01/01/2010
B23080	ADDITION	50,000	11/01/2009
R12202	REPAIR/RRF	12,000	11/01/2009
2997	H/AC	3,400	04/27/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2860/1283	4/13/2026	LE	U	I	11	100			
GRANTOR: DENMARK BRENDA DAVID									
GRANTEE: DENMARK DARRELL									
0678/1270	4/08/1993	WD	Q	I		87,000			
GRANTOR: COPHER IRA & REBECCA									
GRANTEE: DENMARK DONALD SR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FEP=[YR=1993] N14 W11 BAS=[YR=2010] N27 W18 UST=[YR=2010] W6 S4 FOP=[YR=2010] S23 FCP=[YR=1993] W10 S14 E16 N14 W6\$ E6 N23 W6\$ E6 N4\$ S33 E17 N6 E1\$ W1 S14 E12\$ W12 N8 W17S8 W16 S28 E22 FOP=[YR=1993] S8 E20 N8 W20\$ E42N28\$.									