

BLOCK 4 LOT 31
IN OR 1097/207
WOODLAND ESTATES UNIT 2

MITCHELL CHRISTOPHER & MERRIE B
44454 WOODLAND CR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0310



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1993	1,578	151,065
BAS	120	100	1994	120	11,488
FGR	484	55	1993	266	25,465
FOP	12	30	1993	4	383
USP	320	30	2002	96	9,191

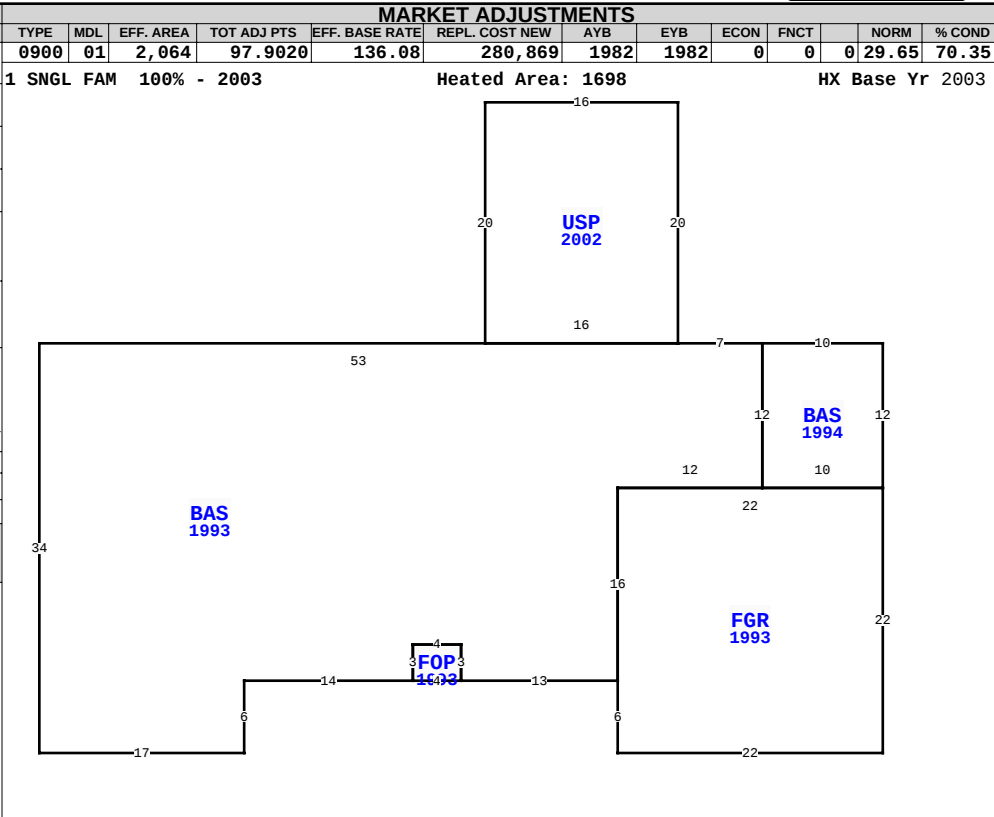
TOTALS	2,514			2,064	197,591
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EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	46.5	930	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1985	1985	3	20	2,800	
4	0350	CARPORT WD	0	100	20	19	380.00	SF	13.00	13.00	100	1985	1985	3	20	988	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



44454 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		197,591
TOTAL MARKET OB/XF VALUE		52,218
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		299,809
SOH/AGL Deduction		102,023
ASSESSED VALUE		197,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,375
TOTAL JUST VALUE		299,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004110	REPAIR/RRF	6,200	06/01/2018
18003215	SWIM POOL	45,000	05/01/2018
17002499	REPAIR/RRF	12,225	04/01/2017
B1530485	ADDITION	24,184	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1097/0207	11/26/2002	WD	Q	I		132,500

GRANTOR: WARD OTIS F						
GRANTEE: MITCHELL CHRISTOPHE						
0914/1243	1/07/2000	WD	U	I	21	115,000
GRANTOR: SHEPPERD ROY L & JOYC						
GRANTEE: WARD OTIS & EYILEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W10 BAS=[YR=1993] W7 USP=[YR=2002] N20 W16
S20 E16 \$ W53 S34 E17 N6 E14 FOP=[YR=1993] E4 N3 W4 S3 \$ N3
E4 S3 E13 FGR=[YR=1993] S6 E22 N22 W22 S16 \$ N16 E12 N12 \$
S12 E10 N12 \$.