

BLOCK 5 LOT 24
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PRICE KIMBERLY LYNN
44689 WOODLAND CIR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0005-0240



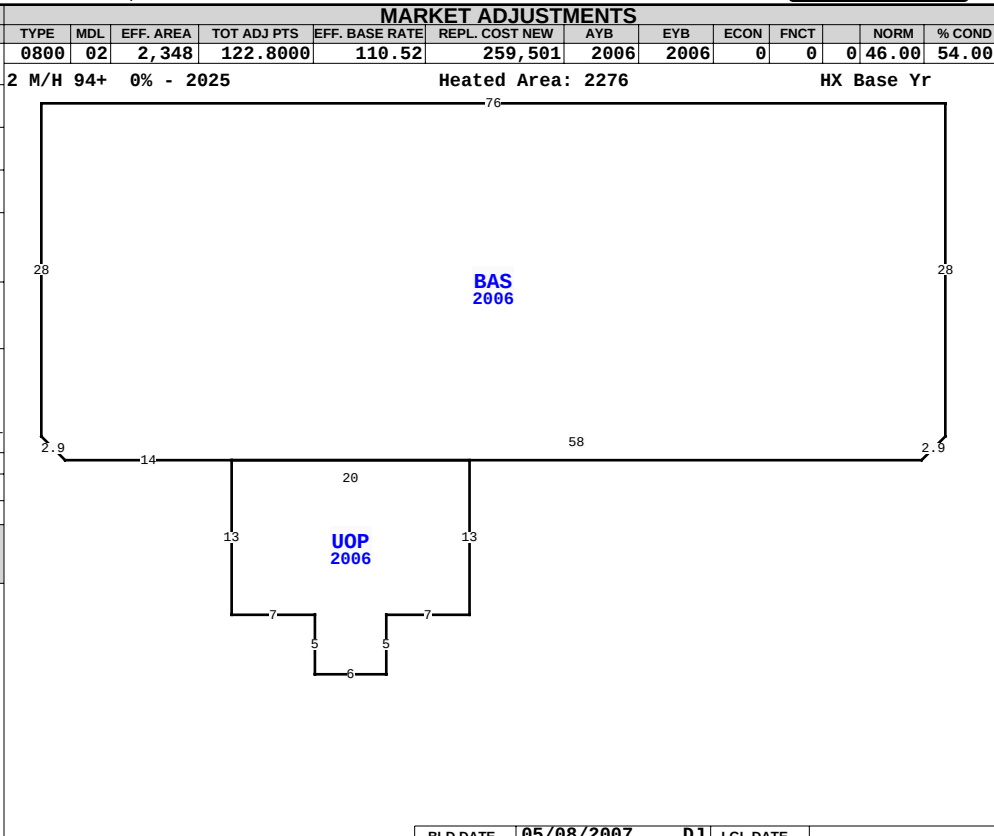
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
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	2,276	100	2006	2,276	135,834
UOP	290	25	2006	72	4,297
TOTALS	2,566			2,348	140,131

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0820	WOOD WALK	0	0	5	6	30.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00



44689 WOODLAND CIR, CALLAHAN	BLD DATE 05/08/2007	DJ	LGL DATE	05/23/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		140,131	
TOTAL MARKET OB/XF VALUE		141	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		190,272	
SOH/AGL Deduction		0	
ASSESSED VALUE		190,272	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		190,272	
TOTAL JUST VALUE		190,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000759	0680=60X40	79,440	01/23/2026
M11229	MECH OTHER	0	03/01/2006
E16801	ELEC OTHER	0	02/01/2006
P10760	OTHER	0	02/01/2006
CMH4736	CO ISSUED	0	01/01/2006
MH4736	MH MOVE-ON	0	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2847/135	2/12/2026	WD	Q	I	01	195,000	
GRANTOR: PRICE DAVID KEITH							
GRANTEE: PRICE KIMBERLY LYNN							
2758/1797	12/24/2024	FJ	U	I	11	0	
GRANTOR: PRICE DOLORES EST							
GRANTEE: PRICE DAVID KEITH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W76 S28 R2 D2 E14 UOP=[YR=2006] S13 E7 S5 E6 N5 E7 N13 W20\$ E58 U2 R2 N28\$.									