BLOCK 5 LOT 27
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PATTERSON JENIFER A & BOBBY JR
450855 SR 200
CALLAHAN, FL 32011

2026

16-1N-25-2912-0005-0270

BUILDING CHARACTERISTICS

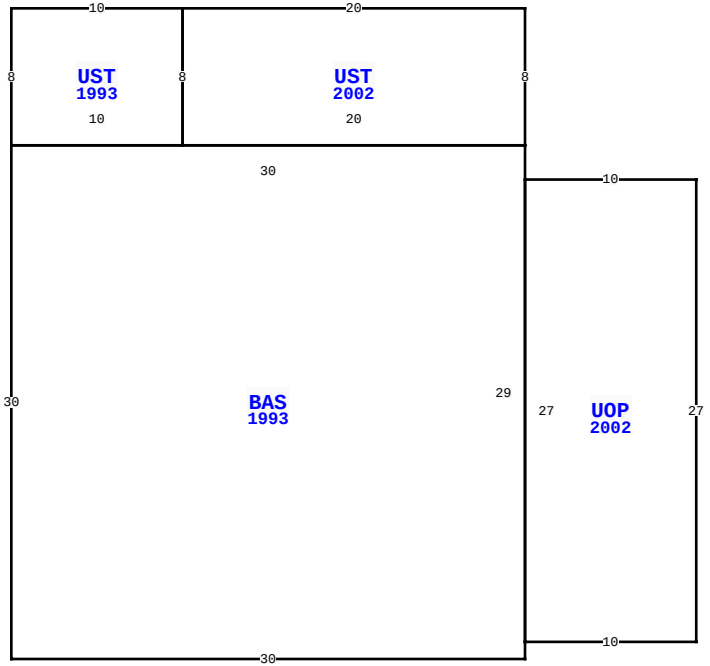
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	900	100	1993	900	89,458
UOP	270	20	2002	54	5,368
UST	80	45	1993	36	3,578
UST	160	45	2002	72	7,157
TOTALS	1,410			1,062	105,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,062	112.3600	117.98	125,295	1991	1991	0	0	0	15.75	84.25

1 SINGLE FAM 0% - 0 Heated Area: 900 HX Base Yr



44739 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	105,561
TOTAL MARKET OB/XF VALUE	5,084
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	160,645
SOH/AGL Deduction	0
ASSESSED VALUE	160,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,645
TOTAL JUST VALUE	160,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94845	ADDITION	55,492	03/01/1994
3995	H/AC	3,400	10/29/1991
5709	NEW CONSTR	1,500	02/10/1989
2911	H/AC	1,900	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/0577	6/02/2020	QC	U	I	11	100
GRANTOR: SHEFFIELD JAMES E						
GRANTEE: PATTERSON JENIFER A						
0682/0645	6/07/1993	WD	Q	I		40,000
GRANTOR: CAMERON TRACY A						
GRANTEE: SHEFFIELD JAMES & H						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W20 UST=[YR=1993] W10 S8 BAS=[YR=1993] S30 E30 N1 UOP=[YR=2002] E10 N27 W10 S27$ N29 W30 $ E10 N8 $ S8 E20 N8 $.

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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1999	1999	3	25	3,500	
2	0940	SHEDS/PORT	0	0	24	11	264.00	SF	30.00	30.00	100	1996	1996	3	20	1,584	

LAND DESCRIPTION

TOTAL OB/XF 5,084

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	0		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