

BLOCK 5 LOT 28
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HOLBROOK GRADY & TACY
44755 WOODLAND CIR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0005-0280



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6																	
Exterior Wall	32	LOG 100	0900	01	1,326	136.1724	189.28	250,985	1986	1986	0	0	0	0.00	100.00	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2026														Heated Area: 1230																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2026																
Interior Wall	06	CUST PANEL 70																															
Interior Wall	05	DRYWALL 30																															
Interior Floo	13	LVT/LAMNT 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.5	1.5 100																															
Units		0 100																															
BUD8 Adjustme	06	DIST 1D 100																															
Quality			04	Quality Level 04																													
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	1,014	100	1993	1,014	191,930																												
FOP	320	30	1993	96	18,171																												
FUS	216	100	1993	216	40,884																												
TOTALS			1,550		1,326	250,985																											
EXTRA FEATURES						44755 WOODLAND CIR, CALLAHAN																											
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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	56	2,800																	
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	1993	1993	3	27	9,072																	
3	1242	WD DECK A	0	100	0	0	612.00	SF	10.00	10.00	100	2003	2003	3	20	1,224																	
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	0006	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																																	