

BLOCK 6 LOT 5
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HICKS RICHARD LEE LIVING TRUST/HICKS RICHARD LEE T
44161 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0006-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
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	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		

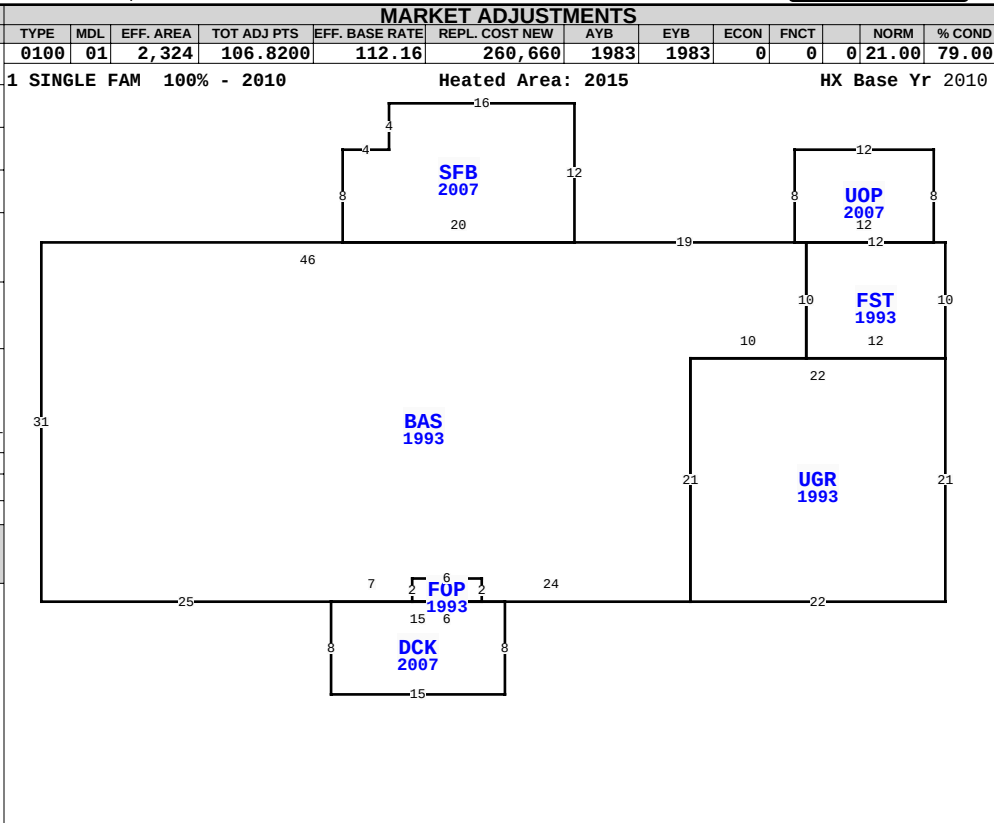
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1993	1,836	162,682
DCK	120	10	2007	12	1,063
FOP	12	30	1993	4	355
FST	120	55	1993	66	5,848
SFB	224	80	2007	179	15,861
UGR	462	45	1993	208	18,430
UOP	96	20	2007	19	1,683

TOTALS	2,870			2,324	205,921
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00

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	05/20/2024	BY	TWA
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44161 WOODLAND CIR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1985	1985	3	20	600	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2002	2002	3	20	1,152	

TOTAL OB/XF										3,642							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				205,921	
TOTAL MARKET OB/XF VALUE				3,642	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				259,563	
SOH/AGL Deduction				110,975	
ASSESSED VALUE				148,588	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				97,177	
TOTAL JUST VALUE				259,563	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				252,906	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995982	ADDITION	17,624	01/04/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2800/1134	8/30/2024	QC	U	I	11	100	
GRANTOR: HICKS RICHARD L							
GRANTEE: HICKS RICHARD LEE L							
1606/1855	5/17/2008	QC	Q	I	01	104,400	
GRANTOR: HICKS KENNETH C ETAL							
GRANTEE: HICKS RICHARD L							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UOP=[YR=2007] W12 S8 BAS=[YR=1993] W19 SFB=[YR=2007] N12 W16 S4 W4 S8 E20\$ W46 S31 E25 DCK=[YR=2007] S8 E15 N8 W15\$ E7 FOP=[YR=1993] N2 E6 S2 W6\$ E24 UGR=[YR=1993] E22 N21 FST=[YR=1993] N10 W12 S10 E12\$ W22 S21\$ N21 E10 N10 W1\$ E12 N8\$.							