BLOCK 7 LOT 10
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

PARRAMORE MARY L & ROBERT K
44293 WOODLAND CIRCLE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0007-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

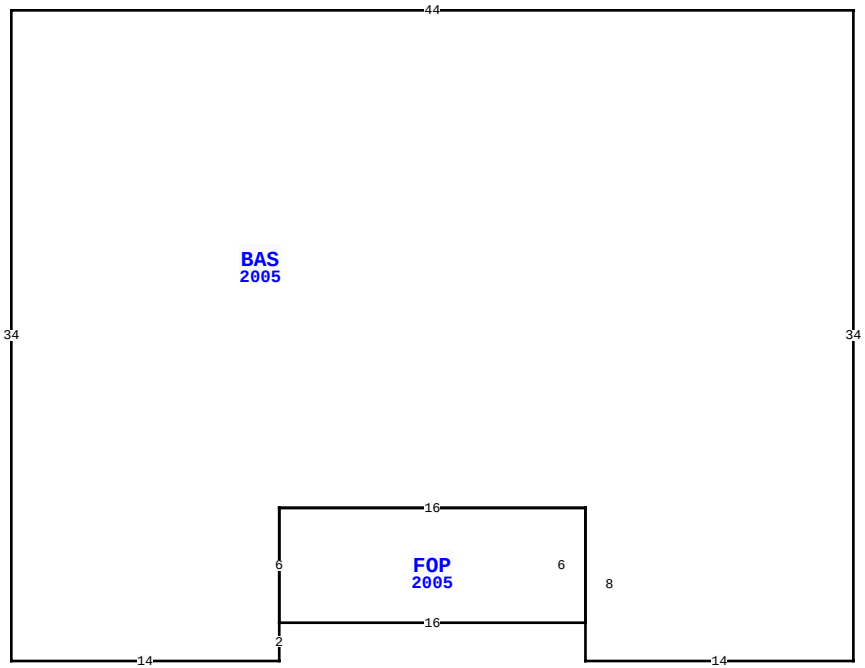
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	2005	1,368	217,923
FOP	96	30	2005	29	4,620
TOTALS	1,464			1,397	222,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,397	126.9840	176.51	246,584	2005	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2026 Heated Area: 1368 HX Base Yr 2026



44293 WOODLAND CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		236,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,900
SOH/AGL Deduction		0
ASSESSED VALUE		286,900
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,489
TOTAL JUST VALUE		286,900
NCON VALUE		48,039
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000077	GARAGE	54,490	01/03/2022
M09309	MECH OTHER	0	02/01/2005
B14118	NEW CONSTR	0	12/02/2004
R6910	REPAIR/RRF	0	12/02/2004
P0408849	OTHER	0	12/01/2004
R046910	REPAIR/RRF	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2823/1522	9/26/2025	WD	Q	I	01	350,500
GRANTOR: STEELE TONI L						
GRANTEE: PARRAMORE MARY L &						
2823/1516	9/26/2025	QC	U	I	11	100
GRANTOR: STEELE RAYMOND K						
GRANTEE: CARTER TONI & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W44 S34 E14 N2 FOP=[YR=2005] E16 N6 W16 S6$ N6 E16 S8 E14 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

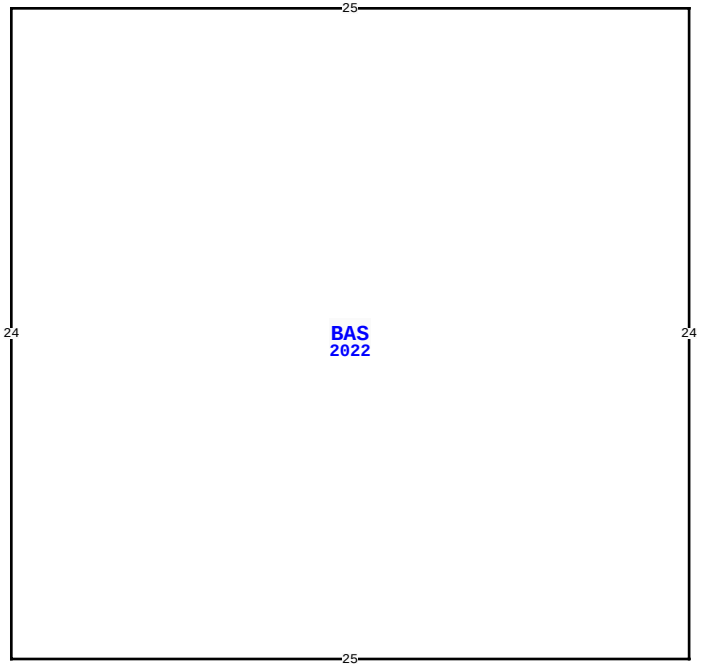
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	14,358
TOTALS	600			600	14,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	24.67	14,802	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2026 Heated Area: 600 HX Base Yr 2026



44293 WOODLAND CIR, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA

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GRANTOR: STEELE TONI L						
GRANTEE: PARRAMORE MARY L &						
2823/1516	9/26/2025	QC	U	I	11	100
GRANTOR: STEELE RAYMOND K						
GRANTEE: CARTER TONI & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S24 E25 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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