

BLOCK 7 LOT 13
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

TURNER ANTHONY T & NORMA T
44345 WOODLAND CIR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0007-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	

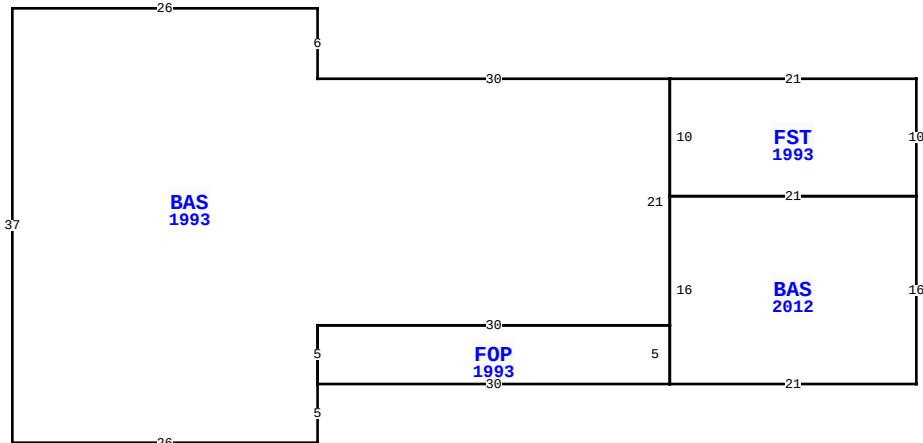
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1993	1,592	132,027
BAS	336	100	2012	336	27,866
FOP	150	30	1993	45	3,732
FST	210	55	1993	116	9,620
TOTALS	2,288			2,089	173,245

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	12	10	120.00	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,089	110.5440	116.07	242,470	1984	1984	0	0	0	28.55	71.45
1 SINGLE FAM 100% - 2020 Heated Area: 1928 HX Base Yr 2020												



44345 WOODLAND CIR, CALLAHAN

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1997

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1997

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	173,245		
TOTAL MARKET OB/XF VALUE	2,523		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	225,768		
SOH/AGL Deduction	31,632		
ASSESSED VALUE	194,136		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	142,725		
TOTAL JUST VALUE	225,768		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,919		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001770	REPAIR/RRF	7,000	03/01/2018
B1429048	20X22CPT	23,554	07/01/2014
B1429049	SWIM POOL	0	07/01/2014
M1217796	H/AC	0	12/01/2013
B1226549	XF0B	11,474	10/01/2012
B26279	REMODEL	2,000	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/1035	5/16/2019	WD	Q	I	02	237,000	
GRANTOR: GREEN ANGELA L & RAND							
GRANTEE: TURNER ANTHONY T &							
1802/1677	7/17/2012	WD	Q	I	02	162,000	
GRANTOR: HAWES TRACY & GABRIEL							
GRANTEE: GREEN ANGELA L							

BUILDING NOTES							

BUILDING DIMENSIONS							
FST=[YR=1993] W21 BAS=[YR=1993] W30 N6 W26 S37 E26 N5							
FOP=[YR=1993] E30 BAS=[YR=2012] E21 N16 W21 S16\$ N5 W30 S5\$							
N5 E30 N21\$ S10 E21 N10\$.							

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