

PT OR 2439/1330
ESMT OR 545/1212

MCANINCH TERRIE L
541727 US HIGHWAY 1
CALLAHAN, FL 32011

2026

32-2N-25-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100	1993	2,542	177,315
FOP	50	30	1993	15	1,046
PTO	266	5	1993	13	907
UDU	30	55	1993	16	1,116
UDU	225	55	1993	124	8,650
TOTALS	3,113			2,710	189,033

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0511	GARAGE CB-	0	0	32	25			800.00	SF	1979
3	0940	SHEDS/PORT	0	0	0	0			440.00	SF	1975
4	0350	CARPORT WD	0	0	35	20			700.00	SF	1962

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0007	OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,710	111.9360	117.53	318,506	1962	1962	0	0	40.65	59.35
1 SINGLE FAM 0% - 2022 Heated Area: 2542 HX Base Yr											
44076 WOODSIDE LN, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			189,033
TOTAL MARKET OB/XF VALUE			13,420
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			252,453
SOH/AGL Deduction			0
ASSESSED VALUE			252,453
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			252,453
TOTAL JUST VALUE			252,453
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8265	REPAIR/RRF	1,900	07/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1045	12/01/2021	WD	U	I	11	100	
GRANTOR: CARTER SARA							
GRANTEE: MCANINCH TERRIE L							
2518/1480	12/01/2021	WD	P	I	98	230,000	
GRANTOR: CARTER SARA							
GRANTEE: MCANINCH TERRIE L							

BUILDING NOTES											
BAS=[YR=1993] W22 PTO=[YR=1993] N14 W19 S14 E19\$ W56 S32 E24 S4 E19 FOP=[YR=1993] E5 N10 W5 S10\$ N10 E5 S6 E30 N32\$ PTR=E20 UDU=[YR=1993] E25 S9 W25 N9\$ W20\$ PTR= E65 UDU=[YR=1993] E5 S6 W5 N6\$ W65\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0007	OR	0.00	0.00	1.00	AC	1.00