

PT OF LOT 15
IN OR 2209/1982
RATLIFF ACRES

HALL ROBERT W
44031 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2900-0015-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1,377	124,186
FEP	276	80	221	19,931
FGR	575	55	316	28,499
FOP	228	30	68	6,133
FUS	1,064	100	1,064	95,958
PTO	144	5	7	631

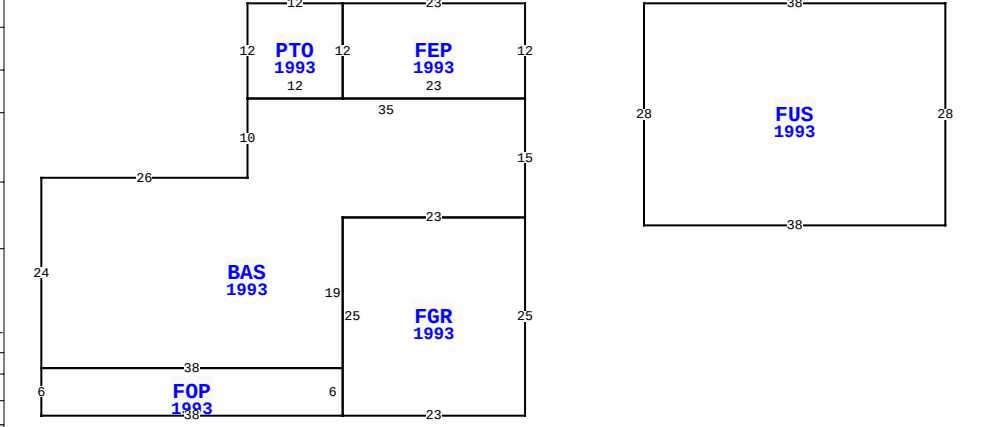
TOTALS	3,664		3,053	275,339
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,913.00	SF	4.00
5	0510	GARAGE WD-	0	100	40	36	1,440.00	SF	35.00
6	1242	WD DECK A	0	100	12	10	120.00	SF	10.00
7	0478	VF 6 SLAT	0	100	0	0	72.00	LF	15.00
8	0510	GARAGE WD-	0	100	16	10	160.00	SF	35.00
9	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00
11	0093	MANL GATE	0	100	0	0	2.00	UT	900.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,053	96.1308	114.16	348,530	1984	1989	0	0	21.00	79.00

1 SNGL FAM - 100% - 2003 Heated Area: 2441 HX Base Yr 2003



44031 WOODRIDGE DR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										22,039		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
06	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	
Total = 0.00		Total = 0.00		Total = 2.00		Total = 1.00		Total = 1.00		Total = 35,000.00		

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,892
TOTAL MARKET OB/XF VALUE		22,039
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		392,931
SOH/AGL Deduction		181,837
ASSESSED VALUE		211,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,094
TOTAL JUST VALUE		392,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11390	NEW CONSTR	2,000	07/01/2003
B10523	GARAGE	69,300	12/01/2002
B985176	GARAGE	35,425	07/01/1998
4826	SWIM POOL	14,000	04/28/1988
3005	NEW CONSTR	0	04/28/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2209/1982	6/19/2018	QC	U	I	11	100	
GRANTOR: HALL SANDRA L							
GRANTEE: HALL ROBERT W							
1086/1222	10/10/2002	WD	Q	I		189,900	
GRANTOR: TATUM LINDA & JERRY							
GRANTEE: HALL ROBERT W & SAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
FEP=[YR=1993] W23 PTO=[YR=1993] W12 S12 BAS=[YR=1993] S10 W26 S24 FOP=[YR=1993] S6 E38 FGR=[YR=1993] E23 N25W23 S25\$ N6 W38\$ E38 N19 E23 N15 W35\$ E12 N12\$ S12 E23 N12 \$ PTR=E15 FUS=[YR=1993] E38 S28 W38 N28\$W15\$.									

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	25,553
TOTALS	2,100		2,100	25,553

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	2,100	48.3000	16.90	35,490	2003	2003	0	0	28.00	72.00
3 GARAGE RES - 100% - 2003						Heated Area: 2100		HX Base Yr 2003			
BAS 2003											