PT OF LOT 16
IN OR 1837/681
RATLIFF ACRES UNR

CREWS CHRISTINE G
44110 WOODBRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2900-0016-0020

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

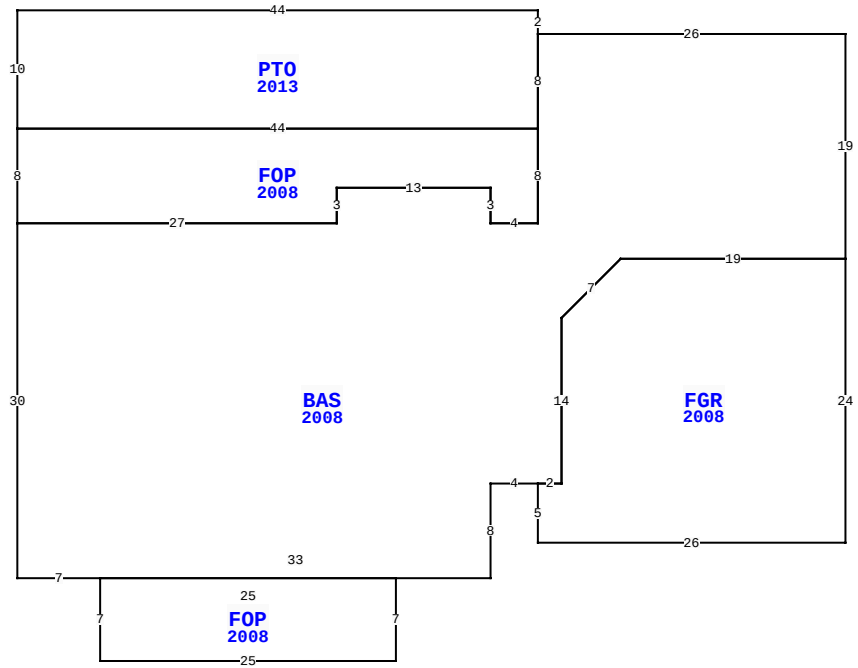
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	202,159
FGR	574	55	316	34,125
FOP	175	30	52	5,615
FOP	313	30	94	10,151
PTO	440	5	22	2,376
TOTALS	3,374		2,356	254,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	101.6064	120.66	284,275	2008	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2014 Heated Area: 1872 HX Base Yr 2014



44110 WOODRIDGE DR, CALLAHAN

BLD DATE	01/20/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		273,458
TOTAL MARKET OB/XF VALUE		22,379
TOTAL LAND VALUE - MARKET		81,200
TOTAL MARKET VALUE		377,037
SOH/AGL Deduction		174,919
ASSESSED VALUE		202,118
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,118
TOTAL JUST VALUE		377,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1839/1216	1/28/2013	WD	U	I	11	100
GRANTOR: SAWYER YVONNE						
GRANTEE: CREWS M WAYNE & CHR						
1837/0681	1/28/2013	WD	Q	I	01	205,000
GRANTOR: EDDY BRIAN DANIEL & A						
GRANTEE: CREWS M WAYNE & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 PTO=[YR=2013] N2 W44 S10 E44 N8$ S8
FOP=[YR=2008] W44 S8 E27 N3 E13 S3 E4 N8$ S8 W4 N3 W13 S3
W27 S30 E7 FOP=[YR=2008] S7 E25 N7 W25$ E33 N8 E4
FGR=[YR=2008] S5 E26 N24 W19 D5 L5 S14 W2$ E2 N14 U5 R5
E19 N19$.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2013	2013	3	75	8,400	
2	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2009	2009	3	45	1,080	
3	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2009	2009	3	45	1,080	
4	0810	CONCRETE A	0	100	0	0	1,914.00	SF	6.50	6.50	100	2013	2013	3	95	11,819	

LAND DESCRIPTION

TOTAL OB/XF 22,379

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.32	AC		1.00	1.00	1.00	35,000.00	35,000.00	11,200							

REVIEW DATE 04/30/2018 BY KBX Total Acres: 2.32 Total Land Value: 81,200 Market: 0 Agricultural: 0 Common: 81,200 PRINTED 08/02/2023 BY SYS

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IN OR 1837/681
RATLIFF ACRES UNR

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2023

16-1N-25-2900-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

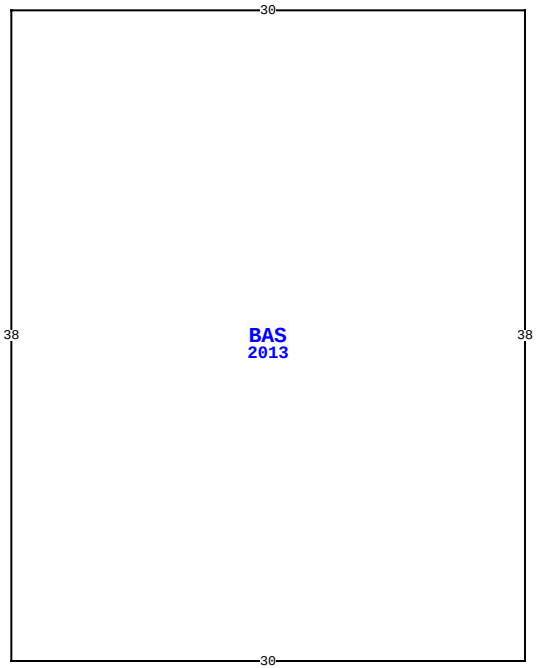
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	19,032
TOTALS	1,140		1,140	19,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,140	53.0000	18.55	21,147	2013	2013	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2014 Heated Area: 1140 HX Base Yr 2014



44110 WOODRIDGE DR, CALLAHAN

BLD DATE	01/20/2009 DJ	LGL DATE	
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GRANTOR: EDDY BRIAN DANIEL & A						
GRANTEE: CREWS M WAYNE & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 S38 E30 N38$.

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 04/30/2018 BY KBX Total Acres: 2.32 Total Land Value: 81,200 Market: 0 Agricultural: 0 Common: 81,200 PRINTED 08/02/2023 BY SYS