BLOCK 5 LOT 6
IN OR 825 PG 1750
WOODLAND ESTATES UNIT 2

DEFEE ANTHONY H JR
44449 WOODRIDGE DRIVE
CALLAHAN, FL 32011

**2023**

**16-1N-25-2912-0005-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 60 |
| Exterior Wall | 20 | FACE BRICK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 06 | CUST PANEL 30 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 13 | LVT/LAMNT 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

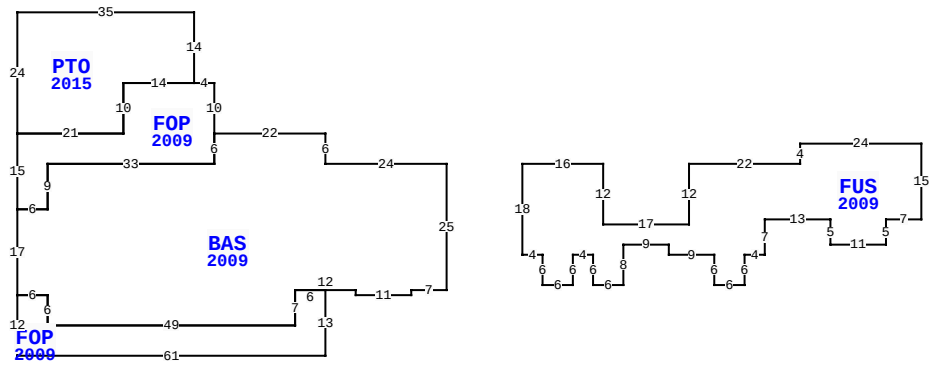
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,563 | 100 | 2,563 | 317,613 |
| FOP | 444 | 30 | 133 | 16,482 |
| FOP | 468 | 30 | 140 | 17,349 |
| FUS | 1,242 | 100 | 1,242 | 153,912 |
| PTO | 700 | 5 | 35 | 4,337 |
| TOTALS | 5,417 | | 4,113 | 509,693 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,113 | 112.8204 | 133.97 | 551,019 | 2009 | 2009 | 0 | 0 | 0 | 7.50 | 92.50 |

2 SNGL FAM – 100% - 1999 Heated Area: 3805 HX Base Yr 1999




44449 WOODRIDGE DR, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 557,646 |
| TOTAL MARKET OB/XF VALUE | | 30,925 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 638,571 |
| SOH/AGL Deduction | | 304,036 |
| ASSESSED VALUE | | 334,535 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 284,535 |
| TOTAL JUST VALUE | | 638,571 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 490,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19011459 | GARAGE | 112,566 | 10/31/2019 |
| C21670 | CO ISSUED | 0 | 12/29/2009 |
| E21664 | ELEC OTHER | 3,500 | 03/01/2009 |
| M14391 | MECH OTHER | 0 | 02/01/2009 |
| P13561 | NEW CONSTR | 0 | 11/01/2008 |
| B21670 | NEW CONSTR | 262,548 | 07/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0825/1750 | 3/12/1998 | WD | Q | I | | 30,000 |
| GRANTOR: KENDRICK FRANCES B | | | | | | |
| GRANTEE: DEFEE ANTHONY H JR | | | | | | |
| 0327/0171 | 12/01/1980 | WD | Q | V | | 12,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W24 N6 W22 FOP=[YR=2009] N10 W4 PTO=[YR=2015] N14 W35 S24 E21 N10 E14$ W14 S10 W21 S15 E6 N9 E33 N6$ S6 W33 S9 W6 S17 FOP=[YR=2009] S12 E61 N13 W6 S7 W49 N6 W6$ E6 S6E49 N7 E12 S1 E11 N1 E7 N25 PTR=E15 FUS=[YR=2009] E16 S12 E17 N12 E22 N4 E24 S15 W7 S5 W11 N5 W13 S7 W4 S6 W6 N6 W9 N2 W9S8 W6 N6 W4 S6 W6 N6 W4 N18$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 780.00 | SF | 5.20 | 5.20 | 100 | 1985 | 1985 | 3 | 49.5 | 2,008 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 428.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 91 | 2,532 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 864.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 64 | 5,530 | |
| 6 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 5,431.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 96 | 20,855 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,925

| 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 | 000100 | C | SFR | 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 10/13/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 5 LOT 6
IN OR 825 PG 1750
WOODLAND ESTATES UNIT 2

DEFEE ANTHONY H JR
44449 WOODRIDGE DRIVE
CALLAHAN, FL 32011

**2023**

**16-1N-25-2912-0005-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

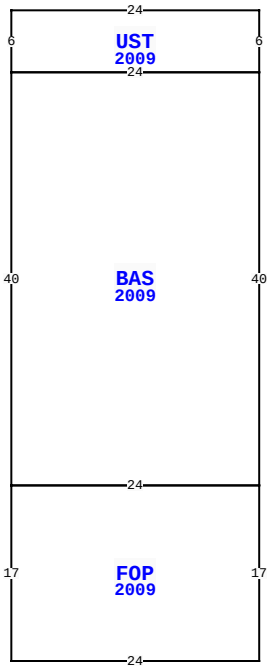
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 960 | 100 | 960 | 15,999 |
| FOP | 408 | 30 | 122 | 2,033 |
| UST | 144 | 45 | 65 | 1,084 |
| TOTALS | 1,512 | | 1,147 | 19,115 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,147 | 56.7000 | 19.84 | 22,756 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

3 GARAGE RES – 100% - 1999 Heated Area: 960 HX Base Yr 1999




44449 WOODRIDGE DR, 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 | | 557,646 |
| TOTAL MARKET OB/XF VALUE | | 30,925 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 638,571 |
| SOH/AGL Deduction | | 304,036 |
| ASSESSED VALUE | | 334,535 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 284,535 |
| TOTAL JUST VALUE | | 638,571 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 490,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R11402 | REPAIR/RRF | 3,500 | 07/01/2008 |
| MH982103 | MH MOVE-ON | 0 | 03/01/1998 |
| MHU95766 | MH MOVE-ON | 0 | 01/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0825/1750 | 3/12/1998 | WD | Q | I | | 30,000 |
| GRANTOR: KENDRICK FRANCES B | | | | | | |
| GRANTEE: DEFEE ANTHONY H JR | | | | | | |
| 0327/0171 | 12/01/1980 | WD | Q | V | | 12,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=2009] W24 S6 BAS=[YR=2009] S40 FOP=[YR=2009] S17 E24 N17 W24$ E24 N40 W24$ E24 N6$.

## 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 10/13/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 5 LOT 6
IN OR 825 PG 1750
WOODLAND ESTATES UNIT 2

DEFEE ANTHONY H JR
44449 WOODRIDGE DRIVE
CALLAHAN, FL 32011

**2023**

**16-1N-25-2912-0005-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 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 |

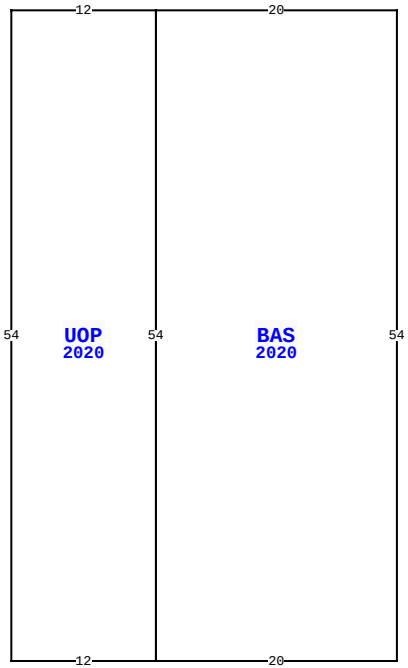
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,080 | 100 | 1,080 | 25,741 |
| UOP | 648 | 20 | 130 | 3,099 |
| TOTALS | 1,728 | | 1,210 | 28,838 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,210 | 69.4830 | 24.32 | 29,427 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

4 GARAGE RES – 100% - 1999 Heated Area: 1080 HX Base Yr 1999




44449 WOODRIDGE DR, 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 | | 557,646 |
| TOTAL MARKET OB/XF VALUE | | 30,925 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 638,571 |
| SOH/AGL Deduction | | 304,036 |
| ASSESSED VALUE | | 334,535 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 284,535 |
| TOTAL JUST VALUE | | 638,571 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 490,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0825/1750 | 3/12/1998 | WD | Q | I | | 30,000 |
| GRANTOR: KENDRICK FRANCES B | | | | | | |
| GRANTEE: DEFEE ANTHONY H JR | | | | | | |
| 0327/0171 | 12/01/1980 | WD | Q | V | | 12,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W20 UOP=[YR=2020] W12 S54 E12 N54$ S54 E20 N54$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/13/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS