

BLOCK 5 LOTS 10 & 9
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

FENTON SCOTT & TARA
44553 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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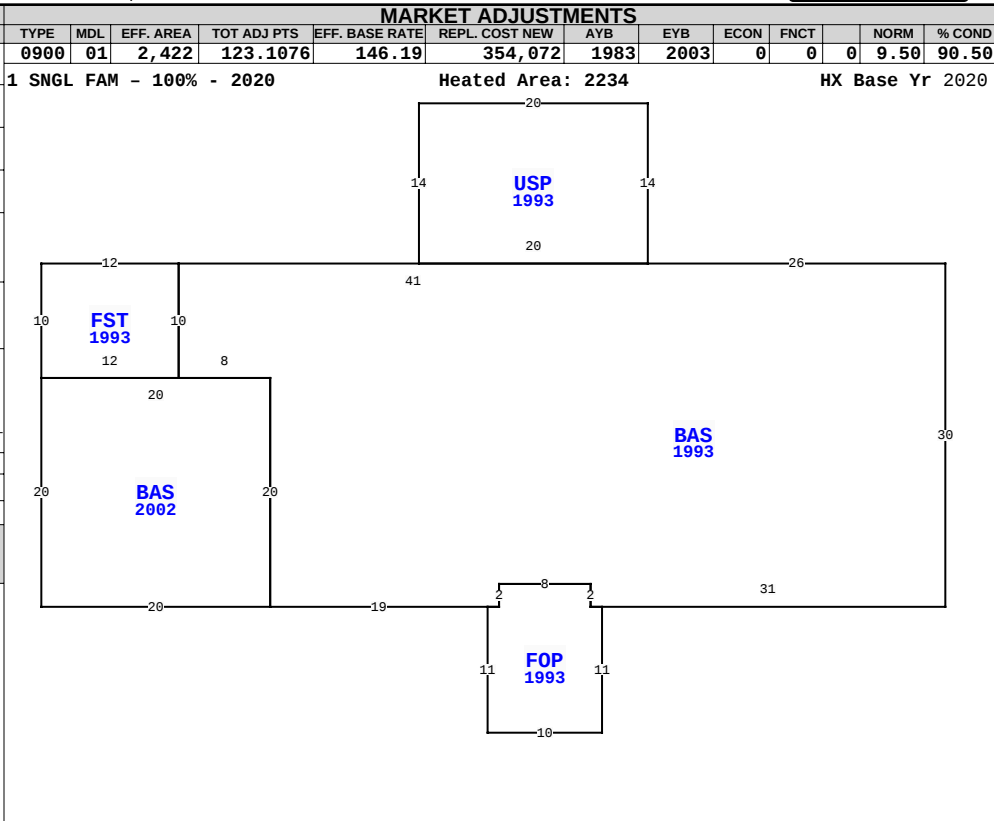
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1,834	242,641
BAS	400	100	400	52,921
FOP	126	30	38	5,027
FST	120	55	66	8,732
USP	280	30	84	11,113

TOTALS	2,760		2,422	320,435
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0200	BARN WD 0-	0 100	33	24	792.00	SF	20.00	
3	0510	GARAGE WD-	0 100	16	24	384.00	SF	43.75	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	



44553 WOODRIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0200	BARN WD 0-	0 100	33	24	792.00	SF	20.00	20.00	100	1988	1988	3	20	3,168	
3	0510	GARAGE WD-	0 100	16	24	384.00	SF	43.75	43.75	100	2002	2002	3	32	5,376	

TOTAL OB/XF										10,504						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										6						
VALUATION BY										STANDARD						
Tax Group: 6										Tax Dist:						
BUILDING MARKET VALUE										320,435						
TOTAL MARKET OB/XF VALUE										10,504						
TOTAL LAND VALUE - MARKET										100,000						
TOTAL MARKET VALUE										430,939						
SOH/AGL Deduction										151,931						
ASSESSED VALUE										279,008						
TOTAL EXEMPTION VALUE										50,000						
BASE TAXABLE VALUE										229,008						
TOTAL JUST VALUE										430,939						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										328,229						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9323	GARAGE	8,120	02/01/2002
B9323	FOUNDATION	1,200	02/01/2002
7459	ADDITION	3,818	08/19/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2308/0855	9/30/2019	WD	Q	I	02	285,000			
GRANTOR: HULSEY ROBERT H									
GRANTEE: FENTON SCOTT & TARA									
2296/0319	7/24/2019	QC	U	I	11	100			
GRANTOR: HULSEY ROBERT HUGH &									
GRANTEE: HULSEY ROBERT H									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 USP=[YR=1993] N14 W20 S14 E20\$ W41									
FST=[YR=1993] W12 S10 BAS=[YR=2002] S20 E20 N20 W20\$ E12 N10\$									
S10 E8 S20 E19 FOP=[YR=1993] S11 E10 N11 W1 N2 W8 S2 W1\$ E1									
N2 E8 S2 E31 N30\$.									