

BLOCK 5 LOT 11 & S-1 OF LOT 20
IN OR 553 PG 231
WOODLAND ESTATES UNIT 2

COX EDWARD C & DENISE D
44581 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06
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	1,674	100	1,674	134,326
BAS	264	100	264	21,184
FGR	552	55	304	24,394
FOP	206	30	62	4,975
USP	230	30	69	5,537

TOTALS	2,926		2,373	190,416
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	0	0	768.00	SF	10.00	10.00	100	1980
2	0812	CONCRETE C	0 100	0	0	3,091.00	SF	3.00	3.00	100	1978
3	0510	GARAGE WD-	0 100	42	24	1,008.00	SF	17.50	17.50	100	1978

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	000110	C	SFR RURAL	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,373	110.4460	99.68	236,541	1978	1983	0	0	0 19.50	80.50
1 SINGLE FAM - 100% - 0 Heated Area: 1938 HX Base Yr											

44581 WOODRIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,846											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			190,416
TOTAL MARKET OB/XF VALUE			7,846
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			248,262
SOH/AGL Deduction			113,415
ASSESSED VALUE			134,847
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			84,847
TOTAL JUST VALUE			248,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000180	REPAIR/RRF	13,570	01/04/2022
B25601	REMODEL	8,000	03/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0553/0231	8/23/1988	WD	Q	I		87,500	
GRANTOR: BRANTLEY BEEMAN C							
GRANTEE: COX EDWARD							
0225/0470	1/01/1976	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 N2 W18 S2 W28 BAS=[YR=2007] W1 USP=[YR=2007] N10 W23 S10 E23\$ W23 S11 FGR=[YR=1993] S23 E24 FOP=[YR=1993] E32 N8 W7 S2 W25 S6\$ N23 W24\$ E24 N11\$ S28 E25 N2 E7 S2 E27 N28\$.											