

BLOCK 6 LOT 7
IN OR 1536/429
WOODLAND ESTATES UNIT 2

LEWIS AARON K & LUDDYNE J
44142 OAKWOOD LANE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0006-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,504	100	1,504	120,992
FEP	480	80	384	30,892
FGR	432	55	238	19,147
FOP	144	30	43	3,460
FST	336	55	185	14,883
UDG	1,200	55	660	53,095

TOTALS	4,096		3,014	242,466
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	4,277.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	35	18	630.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	1,110.00	SF	7.25
5	0812	CONCRETE C	0	100	0	0	2,948.00	SF	4.00
6	0940	SHEDS/PORT	0	100	19	4	76.00	SF	30.00
7	0350	CARPORT WD	0	100	19	19	361.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 04/30/2018 BY KBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,014	117.6680	106.20	320,087	1987	1993	0	0	0	24.25	75.75

1 SINGLE FAM - 100% - 2008

Heated Area: 1504

HX Base Yr 2008

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 1504 square feet. The plan includes several rooms and a utility area, each labeled with a code and the year 1993. The dimensions for each area are as follows:

- FEP 1993**: 24' x 20' (top center)
- FST 1993**: 17' x 14' (left side, top)
- FGR 1993**: 18' x 24' (left side, bottom)
- BAS 1993**: 33' x 32' (center, large room)
- FOP 1993**: 24' x 6' (bottom center, small room)
- UDG 1993**: 40' x 30' (right side, large room)

The overall footprint of the house is 44' wide by 33' deep. The diagram also shows various other dimensions for smaller sections and setbacks, such as 7', 14', 18', 24', 26', 30', and 33'.

44142 OAKWOOD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	

05/23/2023

MLU

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	0812	CONCRETE C	0	100	0	0	4,277.00	SF	4.00	4.00	100	1987	1987	3	54.5	9,324	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0861	POOL GUNIT	0	100	35	18	630.00	SF	85.00	85.00	100	1988	1988	3	20	10,710	
4	0845	KOOL DECK	0	100	0	0	1,110.00	SF	7.25	7.25	100	1988	1988	3	57	4,587	
5	0812	CONCRETE C	0	100	0	0	2,948.00	SF	4.00	4.00	100	1993	1993	3	68	8,019	
6	0940	SHEDS/PORT	0	100	19	4	76.00	SF	30.00	30.00	100	1993	1993	3	20	456	
7	0350	CARPORT WD	0	100	19	19	361.00	SF	13.00	13.00	100	1993	1993	3	20	939	

TOTAL OB/XF													36,275		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00				

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2				6
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 6					Tax Dist:									
BUILDING MARKET VALUE					323,353									
TOTAL MARKET OB/XF VALUE					36,275									
TOTAL LAND VALUE - MARKET					50,000									
TOTAL MARKET VALUE					409,628									
SOH/AGL Deduction					171,548									
ASSESSED VALUE					238,080									
TOTAL EXEMPTION VALUE					50,000									
BASE TAXABLE VALUE					188,080									
TOTAL JUST VALUE					409,628									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					330,432									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7865	NEW CONSTR	29,330	02/24/1992
5827	GARAGE	22,200	06/23/1989
4616	SWIM POOL	8,200	01/22/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1536/0429		11/16/2007	WD	Q	I		375,000		
GRANTOR: GODWIN BERRY A &									
GRANTEE: LEWIS AARON K & LUD									
1052/0882		4/29/2002	QC	U	I	01	100		
GRANTOR: GODWIN BERRY A									
GRANTEE: GODWIN BERRY A & AN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W33 FEP=[YR=1993] N20 W24 S20 FST=[YR=1993] W17 S14 FGR=[YR=1993] S18 E24 FOP=[YR=1993] S2 E24N6 W24 S4\$ N18 W24\$ E24 N14 W7\$E24\$ W17S28 E24 S4 E26 N32\$ PTR= E20 UDG=[YR=1993] E40 S30 W40 N30\$ W20\$.									

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