

BLOCK 7 LOT 5
IN OR 675 PG 1225
WOODLAND ESTATES UNIT 2

CREWS KYLE P & CATHY L
44125 OAKWOOD LANE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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	2,006	100	2,006	215,489
FGR	704	55	387	41,572
FOP	168	30	50	5,371
FOP	680	30	204	21,914
TOTALS	3,558		2,647	284,347

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
3	0511	GARAGE CB-	0 100	24	30	720.00	SF	40.00	40.00	100	1997	1997	3
5	0812	CONCRETE C	0 100	0	0	2,676.00	SF	4.00	4.00	100	2004	2004	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,647	103.6800	123.12	325,899	1999	2005	0	0	0	12.75	87.25	
1 SNGL FAM - 100% - 0													
Heated Area: 2006													
HX Base Yr													

44125 OAKWOOD LN, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										05/23/2023		MLU	

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6										Tax Dist:			
BUILDING MARKET VALUE										284,347			
TOTAL MARKET OB/XF VALUE										30,805			
TOTAL LAND VALUE - MARKET										50,000			
TOTAL MARKET VALUE										365,152			
SOH/AGL Deduction										195,626			
ASSESSED VALUE										169,526			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										119,526			
TOTAL JUST VALUE										365,152			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										238,694			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229484	REPAIR/RRF	20,000	10/01/2022
B13401	XFOB	2,000	07/01/2004
B995909	NEW CONSTR	125,000	01/03/1999
B962909	GARAGE	12,240	10/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0675/1225	2/18/1993	WD	Q	V		19,000			
GRANTOR: HURST SUSAN RENEE									
GRANTEE: CREWS KYLE & CATHY									
0524/1052	8/18/1987	GD	U	V		1,600			
GRANTOR:									
GRANTEE:									

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2004] W44 S2 W2 S4 W2 S2 W5 S2 W2 S4 BAS=[YR=1999] W32 S33 E19 FOP=[YR=1999] S7 E24 N7 W24\$ E43 N27 W9 N6 W10 N2 W7 S2 W4\$ E4 N2 E7 S2 E10 FGR=[YR=1999] S6 E9 S20 E25 N26 W34\$ E34 N14\$.													