

SPEARS GEORGE LAWRENCE/KHRUSHCH OKSANA
44768 WOODRIDGE DRIVE
CALLAHAN, FL 32011

16-1N-25-2912-0007-0170

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		0100		01		2,648		105.8400		95.52		252,937		1982		1984		0		0		16.75		83.25		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2005								Heated Area: 2314												HX Base Yr 2005		Tax Group: 6					Tax Dist:				
Roof Cover		05		COMP SHNGL 100																										BUILDING MARKET VALUE					210,570				
Interior Wall		03		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					12,869				
Interior Floo		08		SHT VINYL 50																										TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					273,439				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					122,875				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					150,564				
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2.5 100																										BASE TAXABLE VALUE					100,564				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					273,439				
Stories		2.		2. 100																										NCON VALUE					0				
Units		0		100																										INCOME VALUE									
BUD8 Adjustme		06		DIST 1D 100																										PREVIOUS YEAR MKT VALUE					223,900				
Occupancy		00		NONE 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				8005.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,378		100		1,378		109,579																															
FOP		130		30		39		3,101																															
FUS		936		100		936		74,431																															
PTO		198		5		10		795																															
UGR		572		45		257		20,437																															
UOP		72		20		14		1,113																															
UOP		72		20		14		1,113																															
TOTALS		3,358				2,648		210,570																															
EXTRA FEATURES										44768 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									
2		0811		CONCRETE B		0 100		0 0		632.00		SF 5.20				5.20		100		1982		1982		3		41		1,347											
3		0812		CONCRETE C		0 100		0 0		1,972.00		SF 4.00				4.00		100		1994		1994		3		70		5,522											
4		0936		SEPTC TANK		0 0		0 0		1.00		UT 6,000.00				6,000.00		100		1996		1996		3		100		6,000											