

BLOCK 7 LOT 18
IN OR 351 PG 797
WOODLAND ESTATES UNIT 2

HURLEY LARRY R & LORETTA M
44712 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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	03	Quality Level 03
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	1,638	100	1,638	124,700
FSP	162	40	65	4,949

TOTALS	1,800		1,703	129,648
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0511	GARAGE CB-	0 100	24	26	624.00	SF	26.80	
2	9001	CONTANR 40	0 100	0	0	1.00	UT	1,400.00	
3	0351	CARPORT MT	0 100	26	24	624.00	SF	10.00	
4	0810	CONCRETE A	0 100	24	12	288.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	04/30/2018	BY	KBX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	103.5000	93.41	159,077	1985	1985	0	0	0	18.50	81.50
1 SINGLE FAM - 100% - 0												
Heated Area: 1638												
HX Base Yr												

44712 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	0511	GARAGE CB-	0 100	24	26	624.00	SF	26.80	26.80	100	1985	1985	3	49.5	8,278	
2	9001	CONTANR 40	0 100	0	0	1.00	UT	1,400.00	1,400.00	100	1997	1997	3	100	1,400	
3	0351	CARPORT MT	0 100	26	24	624.00	SF	10.00	10.00	100	2010	2010	3	50	3,120	
4	0810	CONCRETE A	0 100	24	12	288.00	SF	6.50	6.50	100	2008	2008	3	90	1,685	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	04/30/2018	BY	KBX
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
6									
VALUATION BY									
STANDARD									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
129,648									
TOTAL MARKET OB/XF VALUE									
14,483									
TOTAL LAND VALUE - MARKET									
50,000									
TOTAL MARKET VALUE									
194,131									
SOH/AGL Deduction									
82,432									
ASSESSED VALUE									
111,699									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
61,699									
TOTAL JUST VALUE									
194,131									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
153,942									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3078	N/A	5,575	11/07/1985
3077	N/A	37,000	11/07/1985

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0351/0797	1/01/1982	WD	Q	V		9,500			
GRANTOR:									
GRANTEE:									
0305/0343	11/01/1979	WD	Q	V		7,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W58 S28 E14 FSP=[YR=2007] S4 E18 N9 W18 S5\$ N5 E18 S9 E26 N32\$.									