

BLOCK 7 LOT 19
IN OR 1734/53
WOODLAND ESTATES UNIT 2

EVANS JOHN GRADY
44648 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
---------	--	----------	----

NEIGHBORHOOD/LOC	8005.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1,829	145,041
DCK	24	10	2	158
DCK	196	10	20	1,586
FEP	420	80	336	26,645
FOP	21	30	6	475

TOTALS	2,490		2,193	173,906
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	7	10	70.00	SF	4.00
2	0812	CONCRETE C	0	100	31	24	744.00	SF	4.00
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.30
4	0681	POLE SHED	0	100	20	22	440.00	SF	15.00
5	0511	GARAGE CB-	0	100	26	40	1,040.00	SF	40.00
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00
10	0473	VF 3 RAIL	0	100	0	0	500.00	LF	7.50

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		OR	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,193	103.6840	93.57	205,199	1988	1990	0	0	15.25	84.75
1 SINGLE FAM - 100% - 2013 Heated Area: 1829 HX Base Yr 2013											

44648 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	0812	CONCRETE C	0	100	7	10	70.00	SF	4.00	4.00	100	1988	1988	3	57	160	
2	0812	CONCRETE C	0	100	31	24	744.00	SF	4.00	4.00	100	1988	1988	3	57	1,696	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.30	18.30	100	1988	1988	3	20	1,054	
4	0681	POLE SHED	0	100	20	22	440.00	SF	15.00	15.00	100	2000	2000	3	29	1,914	
5	0511	GARAGE CB-	0	100	26	40	1,040.00	SF	40.00	40.00	100	1990	1990	3	62	25,792	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2008	2008	3	40	1,920	
10	0473	VF 3 RAIL	0	100	0	0	500.00	LF	7.50	7.50	100	2012	2012	3	85	3,188	

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		OR	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KWA
-------------	------------	----	-----

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 6											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						173,906					
TOTAL MARKET OB/XF VALUE						35,724					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						259,630					
SOH/AGL Deduction						102,448					
ASSESSED VALUE						157,182					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						107,182					
TOTAL JUST VALUE						259,630					
NCON VALUE						3,188					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						200,164					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6747	MH MOVE-ON	17,680	09/19/1990
4609	TEMP POLE	0	10/23/1987
4448	NEW CONSTR	64,360	10/22/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1734/0053	11/17/2010	QC	U	I	11		100
GRANTOR: EVANS HOYT L							
GRANTEE: EVANS JOHN GRADY							
0339/0014	6/01/1981	WD	Q	V			8,300
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
DCK=[YR=2007] W5 N12 W11 FEP=[YR=2010] N5 W20 S12									
DCK=[YR=2007] W6 S4 E6 N4\$ S9 BAS=[YR=1993] W14 S49 E26 N25									
FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E17 N24 W36\$ E20 N16\$ S16 E16 N4\$.									