

BLOCK 7 LOT 21
IN OR 537 PG 830
WOODLAND ESTATES UNIT 2

SPIVEY DENISE A
44582 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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	2,080	100	2,080	201,596
BAS	1,014	100	1,014	98,278
FGR	462	55	254	24,618
FOP	123	30	37	3,586
TOTALS	3,679		3,385	328,078

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	% COND
5	0510	GARAGE WD-	0 100	25	25	625.00	SF	35.00	35.00	100	2009	2009	3	60
6	0812	CONCRETE C	0 100	0	0	2,978.00	SF	4.00	4.00	100	2005	2005	3	87
7	0940	SHEDS/PORT	0 100	20	12	240.00	SF	20.10	20.10	100	2009	2009	3	45

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	TOT ADJ
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT		1.00	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	3,385	96.8760	115.04	389,410	2001	2001	0	0	0	15.75	84.25		
1 SNGL FAM - 100% - 1995 Heated Area: 3094 HX Base Yr 1995														
44582 WOODRIDGE DR, CALLAHAN														

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		328,078	
TOTAL MARKET OB/XF VALUE		25,659	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		403,737	
SOH/AGL Deduction		210,618	
ASSESSED VALUE		193,119	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		138,119	
TOTAL JUST VALUE		403,737	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16469	H/AC	0	08/01/2011
B24965	ADDITION	86,309	07/01/2011
B23069	ADDITION	23,631	11/01/2009
E017983	NEW CONSTR	0	04/01/2001
E018001	NEW CONSTR	2,500	04/01/2001
P014617	NEW CONSTR	0	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0537/0830	2/25/1988	WD	U	V	01	100	
GRANTOR: SPIVEY EARNEST							
GRANTEE: SPIVEY JOHNNY RAY							
0516/1273	5/07/1987	FS	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2001] W33 BAS=[YR=2011] N10 W28 N14 W25 S25 E20 N1 E15 S8 E13 N4 R5 U4 \$ D4 L5 S4 W13N8W15 S42 E16 FOP=[YR=2001] S1 E17 N1 U4 L5 N4 W12 S8 \$ N8 E12 S4 E5S4 E12 FGR=[YR=2001] E21 N22 W21 S22 \$ N22 E21 N20 \$.														