

PT GOVT LOT 1
IN OR 1567/869
(EX OR 18/139)

DELL DEBORAH H
44087 WOODSIDE LANE
CALLAHAN, FL 32011

2023

32-2N-25-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 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	03	MASONRY 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

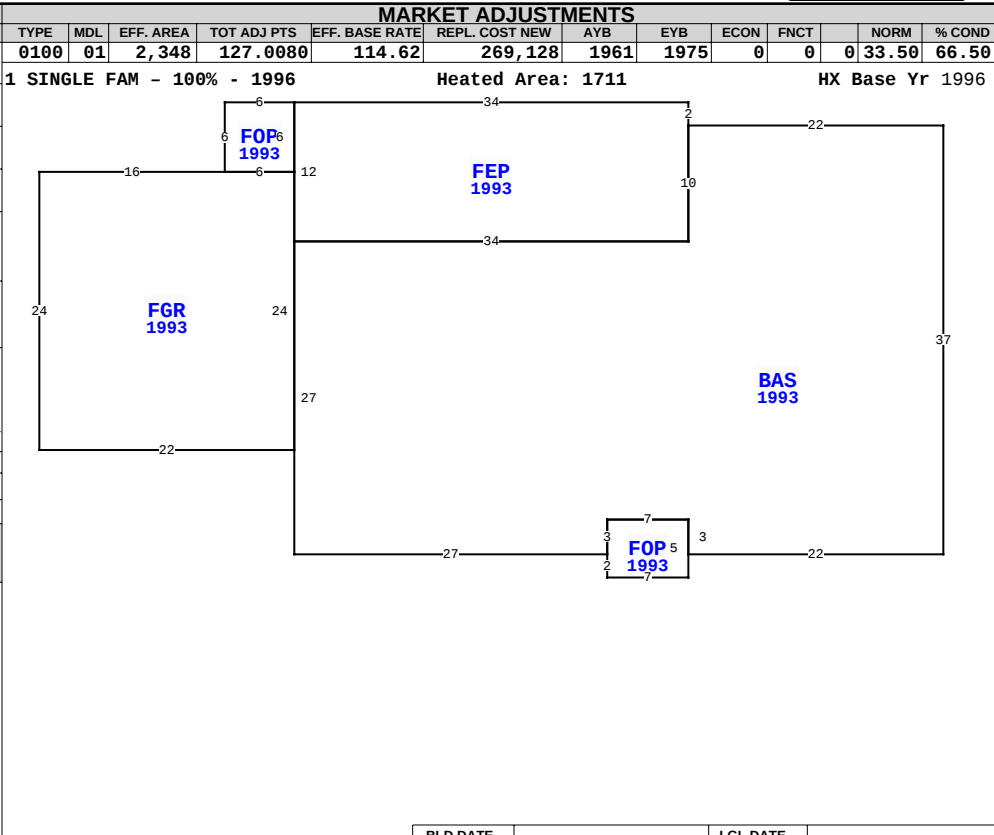
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	130,416
FEP	408	80	326	24,848
FGR	528	55	290	22,105
FOP	35	30	10	762
FOP	36	30	11	839

TOTALS	2,718	2,348	178,970
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1961
2	0510	GARAGE WD-	0 100	20	30	600.00	SF	35.00	35.00	100	1980
4	0812	CONCRETE C	0 100	0	0	1,533.00	SF	4.00	4.00	100	1985
5	0940	SHEDS/PORT	0 100	12	20	240.00	SF	17.70	17.70	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.34	AC	



44087 WOODSIDE LN, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	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	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1961	1961	3	24	1,200	
2	0510	GARAGE WD-	0 100	20	30	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200	
4	0812	CONCRETE C	0 100	0	0	1,533.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,035	
5	0940	SHEDS/PORT	0 100	12	20	240.00	SF	17.70	17.70	100	2004	2004	3	24	1,020	

TOTAL OB/XF												9,455				
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	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.34	AC		1.00	1.00	1.00	16,000.00	16,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				178,970	
TOTAL MARKET OB/XF VALUE				9,455	
TOTAL LAND VALUE - MARKET				85,440	
TOTAL MARKET VALUE				273,865	
SOH/AGL Deduction				111,130	
ASSESSED VALUE				162,735	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				112,735	
TOTAL JUST VALUE				273,865	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				241,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/0869	5/20/2008	QC	U	I	01	82,400	
GRANTOR: BEALL BYRON F							
GRANTEE: DELL DEBORAH H							
0741/1479	10/17/1995	WD	Q	I		135,000	
GRANTOR: DRAPER LEE JR & SHIRL							
GRANTEE: BEALL BYRON F & DEB							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W22 FEP=[YR=1993] N2 W34 FOP=[YR=1993] W6 S6 FGR=[YR=1993] W16 S24 E22 N24 W6\$ E6 N6\$ S12 E34 N10 \$ S10 W34 S27 E27 FOP=[YR=1993] S2 E7 N5 W7 S3\$ N3 E7 S3 E22 N37\$.															