BLOCK 5 LOTS 10 & 9
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

FENTON SCOTT & TARA
44553 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0005-0100

BUILDING CHARACTERISTICS

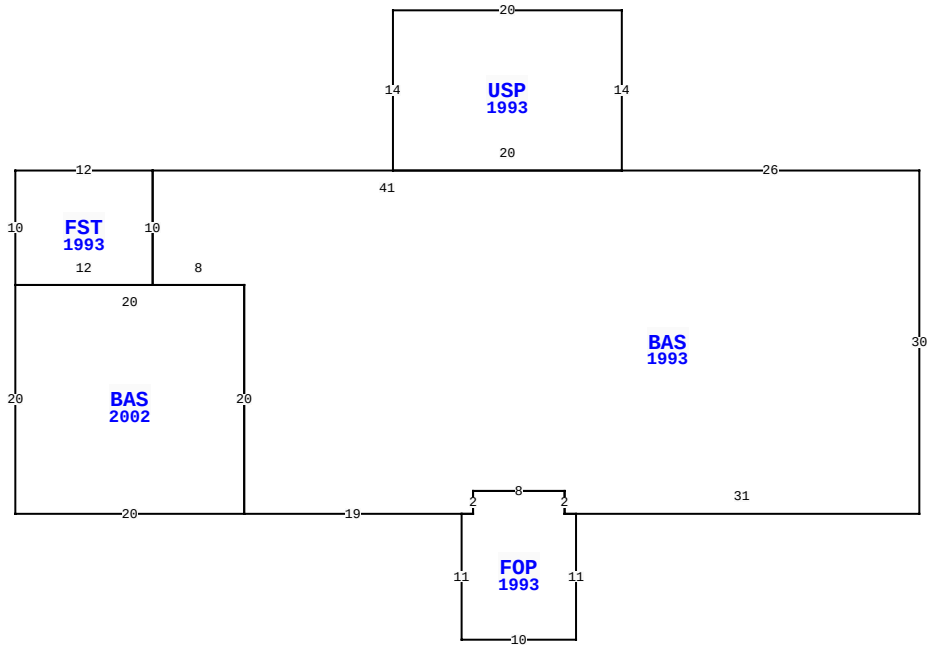
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,834	100	1,834	253,994
BAS	400	100	400	55,397
FOP	126	30	38	5,262
FST	120	55	66	9,140
USP	280	30	84	11,633
TOTALS	2,760		2,422	335,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	123.1076	153.88	372,697	1983	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2020 Heated Area: 2234 HX Base Yr 2020



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

44553 WOODRIDGE DR, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		335,427
TOTAL MARKET OB/XF VALUE		10,098
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		445,525
SOH/AGL Deduction		158,147
ASSESSED VALUE		287,378
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,378
TOTAL JUST VALUE		445,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9323	GARAGE	8,120	02/01/2002
B9323	FOUNDATION	1,200	02/01/2002
7459	ADDITION	3,818	08/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0855	9/30/2019	WD	Q	I	02	285,000
GRANTOR: HULSEY ROBERT H						
GRANTEE: FENTON SCOTT & TARA						
2296/0319	7/24/2019	QC	U	I	11	100
GRANTOR: HULSEY ROBERT HUGH &						
GRANTEE: HULSEY ROBERT H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=1993] N14 W20 S14 E20$ W41 FST=[YR=1993] W12 S10 BAS=[YR=2002] S20 E20 N20 W20$ E12 N10$ S10 E8 S20 E19 FOP=[YR=1993] S11 E10 N11 W1 N2 W8 S2 W1$ E1 N2 E8 S2 E31 N30$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0200	BARN WD 0-	0	100	33	24	792.00	SF	20.00	20.00	100	1988	1988	3	20	3,168	
3	0510	GARAGE WD-	0	100	16	24	384.00	SF	43.75	43.75	100	2002	2002	3	30	5,040	

LAND DESCRIPTION

TOTAL OB/XF 10,098

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS