BLOCK 6 LOT 6
IN OR 767 PG 1169
WOODLAND ESTATES UNIT 2

VAUGHN NORMAN R & JUDITH A
44192 OAKWOOD LANE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0006-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

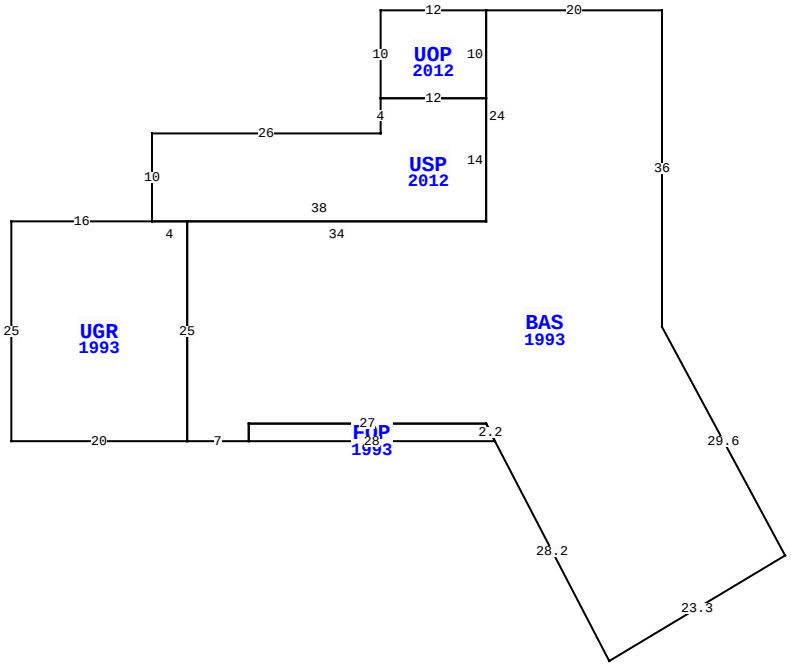
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2,318	201,235
FOP	55	30	16	1,389
UGR	500	45	225	19,534
UOP	120	20	24	2,083
USP	428	30	128	11,112
TOTALS	3,421		2,711	235,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	110.6688	105.14	285,035	1980	1985	0	0	0	17.43	82.57

1 SINGLE FAM – 100% - 1997 Heated Area: 2318 HX Base Yr 1997



44192 OAKWOOD LN, CALLAHAN

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

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	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1980	1980	3	20	7,650	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0812	CONCRETE C	0	100	0	0	1,732.00	SF	4.00	4.00	100	1984	1984	3	44	3,048	
4	0845	KOOL DECK	0	100	0	0	423.00	SF	7.25	7.25	100	1980	1980	3	32.5	997	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		235,353
TOTAL MARKET OB/XF VALUE		13,323
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,676
SOH/AGL Deduction		143,476
ASSESSED VALUE		155,200
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		100,200
TOTAL JUST VALUE		298,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25359	ADDITION	11,482	12/01/2011
R960439	REPAIR/RRF	3,500	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/1169	8/06/1996	WD	Q	I		125,000
GRANTOR: TOMES DIANE						
GRANTEE: VAUGHAN NORMAN & JU						
0205/0063	1/01/1975	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=2012] W12 S10 USP=[YR=2012] S4 W26 S10 UGR=[YR=1993] W16 S25 E20 N25 W4$ E38 N14 W12$ E12 N10$ S24 W34 S25 E7 FOP=[YR=1993] E28 U2 L1 W27 S2$ N2 E27 R1 D2 D25 R13 R20 U12 U26 L14 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 13,323

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	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS