BLOCK 6 LOT 7
IN OR 1536/429
WOODLAND ESTATES UNIT 2

LEWIS AARON K & LUDDYNE J
44142 OAKWOOD LANE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

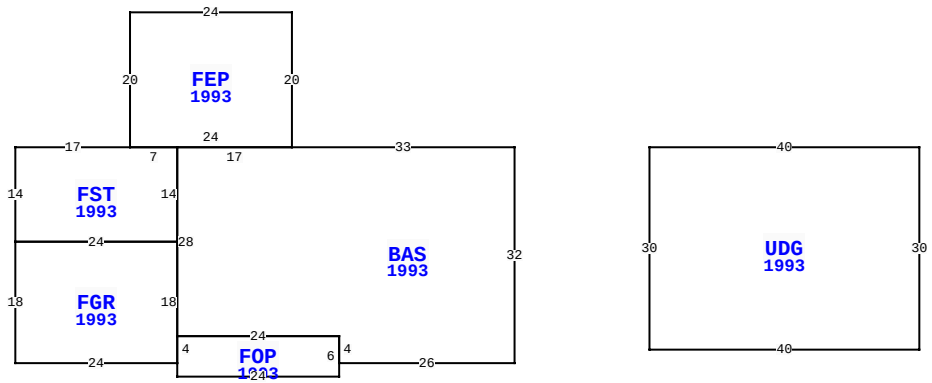
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,504	100	1,504	126,088
FEP	480	80	384	32,193
FGR	432	55	238	19,953
FOP	144	30	43	3,605
FST	336	55	185	15,509
UDG	1,200	55	660	55,331
TOTALS	4,096		3,014	252,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,014	117.6680	111.78	336,905	1987	1993	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1504 HX Base Yr 2008



44142 OAKWOOD LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		337,569
TOTAL MARKET OB/XF VALUE		35,340
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		422,909
SOH/AGL Deduction		177,687
ASSESSED VALUE		245,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,222
TOTAL JUST VALUE		422,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7865	NEW CONSTR	29,330	02/24/1992
5827	GARAGE	22,200	06/23/1989
4616	SWIM POOL	8,200	01/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/0429	11/16/2007	WD	Q	I		375,000
GRANTOR: GODWIN BERRY A &						
GRANTEE: LEWIS AARON K & LUD						
1052/0882	4/29/2002	QC	U	I	01	100
GRANTOR: GODWIN BERRY A						
GRANTEE: GODWIN BERRY A & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 FEP=[YR=1993] N20 W24 S20 FST=[YR=1993] W17 S14 FGR=[YR=1993] S18 E24 FOP=[YR=1993] S2 E24N6 W24 S4$ N18 W24$ E24 N14 W7$E24$ W17S28 E24 S4 E26 N32$ PTR= E20
UDG=[YR=1993] E40 S30 W40 N30$ W20$.

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	0812	CONCRETE C	0	100	0	0	4,277.00	SF	4.00	4.00	100	1987	1987	3	52	8,896	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	0861	POOL GUNIT	0	100	35	18	630.00	SF	85.00	85.00	100	1988	1988	3	20	10,710	
4	0845	KOOL DECK	0	100	0	0	1,110.00	SF	7.25	7.25	100	1988	1988	3	54.5	4,386	
5	0812	CONCRETE C	0	100	0	0	2,948.00	SF	4.00	4.00	100	1993	1993	3	66	7,783	
6	0940	SHEDS/PORT	0	100	19	4	76.00	SF	30.00	30.00	100	1993	1993	3	20	456	
7	0350	CARPORT WD	0	100	19	19	361.00	SF	13.00	13.00	100	1993	1993	3	20	939	

LAND DESCRIPTION

TOTAL OB/XF 35,340

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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

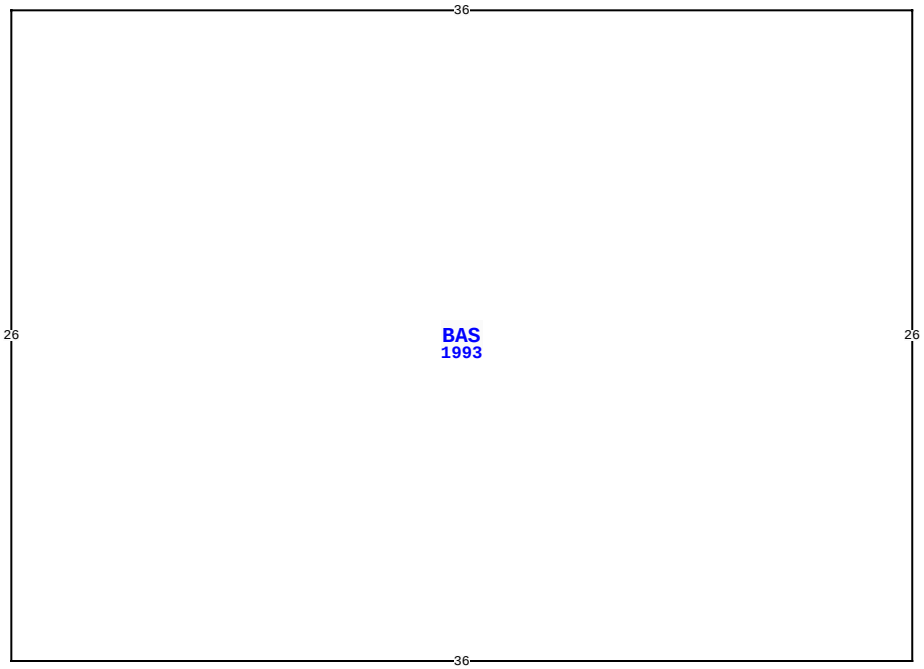
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	84,890
TOTALS	936		936	84,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	112.3200	106.70	99,871	1992	1992	0	0	0	15.00	85.00

2 SINGLE FAM – 100% - 2008 Heated Area: 936 HX Base Yr 2008



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1052/0882	4/29/2002	QC	U	I	01	100
GRANTOR: GODWIN BERRY A						
GRANTEE: GODWIN BERRY A & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S26 E36 N26$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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