

BLOCK 7 LOT 3  
IN OR 899/1125  
WOODLAND ESTATES UNIT 2

JOHNSON DONNA M  
44073 OAKWOOD LANE  
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD\$ 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       | 1,892            | 100         | 1,892        | 160,692              |
| PTO       | 270              | 5           | 14           | 1,189                |
| UOP       | 128              | 20          | 26           | 2,208                |
| UST       | 96               | 45          | 43           | 3,652                |
| TOTALS    | 2,386            |             | 1,975        | 167,741              |

| 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 |
| 1              | 0810       | CONCRETE A  | 0 100   | 3  | 40 | 120.00 | SF | 6.50  | 6.50           | 100       | 1988    | 1988        |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 20 | 10 | 200.00 | SF | 19.50 | 19.50          | 100       | 1997    | 1997        |

| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     |

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |   |       |        |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                 | 01  | 1,975     | 106.4280    | 101.11         | 199,692        | 1988 | 1988 | 0    | 0    | 0 | 16.00 | 84.00  |
| 1 SINGLE FAM - 100% - 0 Heated Area: 1892 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |
|                                                      |     |           |             |                |                |      |      |      |      |   |       |        |
| 44073 OAKWOOD LN, CALLAHAN                           |     |           |             |                |                |      |      |      |      |   |       |        |
| BLD DATE: 05/23/2023 MLU                             |     |           |             |                |                |      |      |      |      |   |       |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 1,205       |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |   |
|---------------------------|--|--------------|---|
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| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 6              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 167,741      |   |
| TOTAL MARKET OB/XF VALUE  |  | 1,205        |   |
| TOTAL LAND VALUE - MARKET |  | 50,000       |   |
| TOTAL MARKET VALUE        |  | 218,946      |   |
| SOH/AGL Deduction         |  | 95,969       |   |
| ASSESSED VALUE            |  | 122,977      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 72,977       |   |
| TOTAL JUST VALUE          |  | 218,946      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 211,046      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0899/1125                      | 9/13/1999 | QC U      | I   | 01  |        | 100        |  |
| GRANTOR: JOHNSON WAYNE G & DON |           |           |     |     |        |            |  |
| GRANTEE: JOHNSON DONNA M       |           |           |     |     |        |            |  |
| 0356/0521                      | 3/01/1982 | WD Q      | V   |     |        | 9,300      |  |
| GRANTOR:                       |           |           |     |     |        |            |  |
| GRANTEE:                       |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W35 PT0=[YR=2007] N10 W27 S10 UST=[YR=1993] W1 S8 E12 N8 W11\$ E27\$ W16 S8 W12 N8 W8 S28 E20 UOP=[YR=1993] S4 E32 N4 W32\$ E51 N28 \$. |  |  |  |  |  |  |  |  |  |  |  |  |