BLOCK 7 LOT 18
IN OR 351 PG 797
WOODLAND ESTATES UNIT 2

HURLEY LARRY R & LORETTA M
44712 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

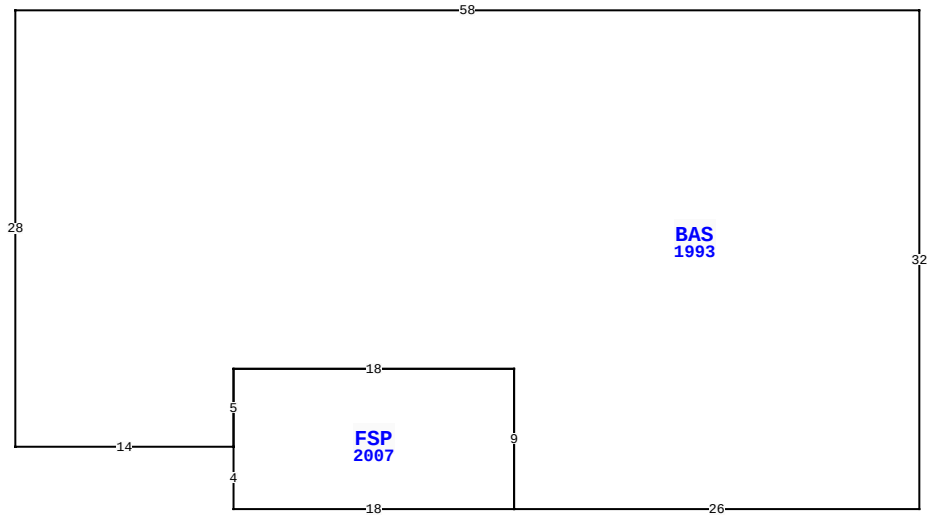
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1,638	130,449
FSP	162	40	65	5,177
TOTALS	1,800		1,703	135,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	103.5000	98.32	167,439	1985	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1638 HX Base Yr



44712 WOODRIDGE DR, 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		135,626
TOTAL MARKET OB/XF VALUE		13,734
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		199,360
SOH/AGL Deduction		84,310
ASSESSED VALUE		115,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,050
TOTAL JUST VALUE		199,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3078	N/A	5,575	11/07/1985
3077	N/A	37,000	11/07/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0351/0797	1/01/1982	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						
0305/0343	11/01/1979	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E14 FSP=[YR=2007] S4 E18 N9 W18 S5$ N5 E18 S9 E26 N32$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	26.80	26.80	100	1985	1985	3	47	7,860	
2	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	1997	1997	3	100	1,400	
3	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	10.00	100	2010	2010	3	45	2,808	
4	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50	6.50	100	2008	2008	3	89	1,666	

LAND DESCRIPTION

TOTAL OB/XF 13,734

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	000100	C	SFR	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