BLOCK 7 LOT 21
IN OR 537 PG 830
WOODLAND ESTATES UNIT 2

SPIVEY DENISE A
44582 WOODRIDGE DRIVE
CALLAHAN, FL 32011

**2024**

**16-1N-25-2912-0007-0210**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

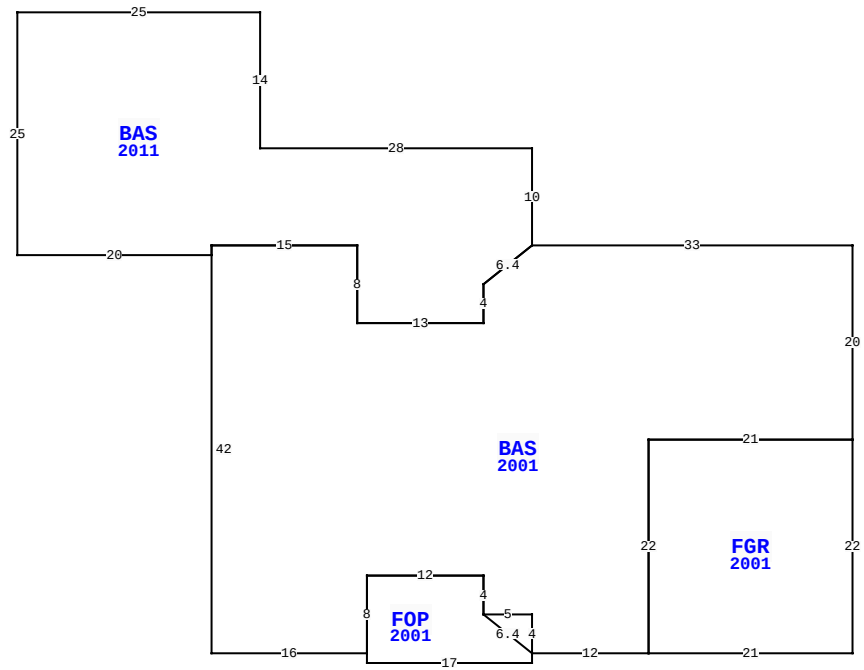
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,080 | 100 | 2,080 | 210,326 |
| BAS | 1,014 | 100 | 1,014 | 102,534 |
| FGR | 462 | 55 | 254 | 25,684 |
| FOP | 123 | 30 | 37 | 3,742 |
| TOTALS | 3,679 | | 3,385 | 342,287 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,385 | 96.8760 | 121.10 | 409,924 | 2001 | 2001 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM – 100% - 1995 Heated Area: 3094 HX Base Yr 1995




44582 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 | | 342,287 |
| TOTAL MARKET OB/XF VALUE | | 24,424 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 416,711 |
| SOH/AGL Deduction | | 217,798 |
| ASSESSED VALUE | | 198,913 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 143,913 |
| TOTAL JUST VALUE | | 416,711 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 403,737 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M16469 | H/AC | 0 | 08/01/2011 |
| B24965 | ADDITION | 86,309 | 07/01/2011 |
| B23069 | ADDITION | 23,631 | 11/01/2009 |
| E017983 | NEW CONSTR | 0 | 04/01/2001 |
| E018001 | NEW CONSTR | 2,500 | 04/01/2001 |
| P014617 | NEW CONSTR | 0 | 04/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0537/0830 | 2/25/1988 | WD | U | V | 01 | 100 |
| GRANTOR: SPIVEY EARNEST | | | | | | |
| GRANTEE: SPIVEY JOHNNY RAY | | | | | | |
| 0516/1273 | 5/07/1987 | FS | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W33 BAS=[YR=2011] N10 W28 N14 W25 S25 E20 N1
E15 S8 E13 N4 R5 U4 $ D4 L5 S4 W13N8W15 S42 E16
FOP=[YR=2001] S1 E17 N1 U4 L5 N4 W12 S8 $ N8 E12 S4 E5S4
E12 FGR=[YR=2001] E21 N22 W21 S22 $ N22 E21 N20 $ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 25 | 25 | 625.00 | SF | 35.00 | 35.00 | 100 | 2009 | 2009 | 3 | 56 | 12,250 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,978.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 10,244 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 20.10 | 20.10 | 100 | 2009 | 2009 | 3 | 40 | 1,930 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,424

| 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 | 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 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS