IN OR 167 PG 433

DEVEREAUX RUTH D EST
44061 WOODSIDE LANE
CALLAHAN, FL 32011

2024

32-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

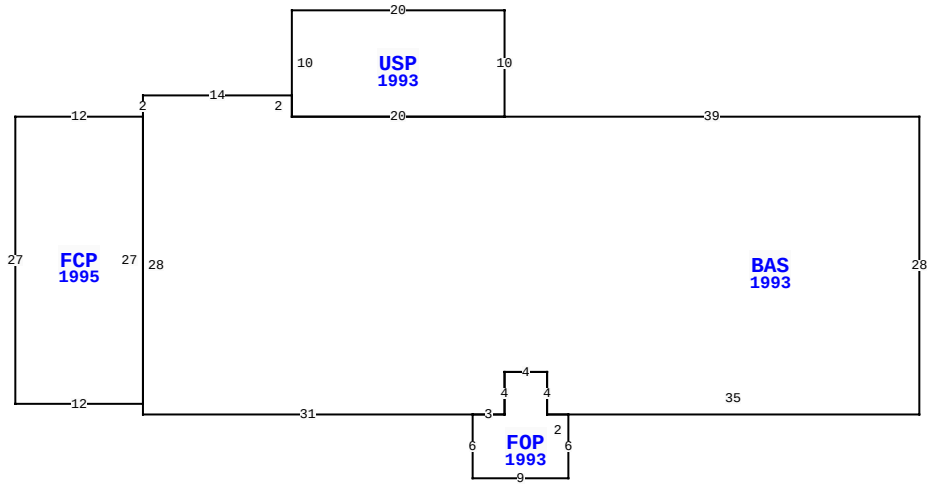
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	2,056	163,106
FCP	324	25	81	6,426
FOP	70	30	21	1,666
USP	200	30	60	4,760
TOTALS	2,650		2,218	175,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	112.2100	106.60	236,439	1963	1980	0	0	0	25.58	74.42

1 SINGLE FAM – 0% - 0 Heated Area: 2056 HX Base Yr



44061 WOODSIDE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	175,958
TOTAL MARKET OB/XF VALUE	3,398
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	209,356
SOH/AGL Deduction	9,384
ASSESSED VALUE	199,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,972
TOTAL JUST VALUE	209,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615161	REPAIR/RRF	5,000	07/01/2016
B951745	CARPORT	14,428	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0167/0433	1/01/1974	WD	Q	I		36,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 USP=[YR=1993] N10 W20 S10 E20 $ W20 N2 W14 S2 FCP=[YR=1995] W12 S27 E12 N27 $ S28 E31 FOP=[YR=1993] S6 E9 N6 W2 N4 W4 S4 W3 $ E3 N4 E4 S4 E35 N28 $.

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1983	1983	3	54	2,700	
2	0810	CONCRETE A	0	0	0	0	147.00	SF	6.50	6.50	100	1997	1997	3	73	698	

LAND DESCRIPTION

TOTAL OB/XF 3,398

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	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS