

PT GOVT LOT 1
IN OR 1567/869
(EX OR 18/139)

DELL DEBORAH H
44087 WOODSIDE LANE
CALLAHAN, FL 32011

2024

32-2N-25-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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	1,711	100	1,711	136,256
FEP	408	80	326	25,961
FGR	528	55	290	23,094
FOP	35	30	10	797
FOP	36	30	11	876
TOTALS	2,718		2,348	186,985

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1961
2	0510	GARAGE WD-	0 100	20	30	600.00	SF	35.00	35.00	100	1980
3	0812	CONCRETE C	0 100	0	0	1,533.00	SF	4.00	4.00	100	1985
4	0940	SHEDS/PORT	0 100	12	20	240.00	SF	17.70	17.70	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.34	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,348	127.0080	120.66	283,310	1961	1975	0	0	0 34.00	66.00
1 SINGLE FAM - 100% - 1996											
Heated Area: 1711											
HX Base Yr 1996											
44087 WOODSIDE LN, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
9,167											

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		186,985	
TOTAL MARKET OB/XF VALUE		9,167	
TOTAL LAND VALUE - MARKET		85,440	
TOTAL MARKET VALUE		281,592	
SOH/AGL Deduction		113,975	
ASSESSED VALUE		167,617	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		117,617	
TOTAL JUST VALUE		281,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/0869	5/20/2008	QC	U	I	01	82,400	
GRANTOR: BEALL BYRON F							
GRANTEE: DELL DEBORAH H							
0741/1479	10/17/1995	WD	Q	I		135,000	
GRANTOR: DRAPER LEE JR & SHIRL							
GRANTEE: BEALL BYRON F & DEB							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 FEP=[YR=1993] N2 W34 FOP=[YR=1993] W6 S6											
FGR=[YR=1993] W16 S24 E22 N24 W6\$ E6 N6\$ S12 E34 N10 \$ S10											
W34 S27 E27 FOP=[YR=1993] S2 E7 N5 W7 S3\$ N3 E7 S3 E22 N37\$.											