

BLOCK 5 LOTS 10 & 9
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

FENTON SCOTT & TARA
44553 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1993	1,834	266,732
BAS	400	100	2002	400	58,175
FOP	126	30	1993	38	5,527
FST	120	55	1993	66	9,599
USP	280	30	1993	84	12,217
TOTALS	2,760			2,422	352,250

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0200	BARN WD 0-	0	100	33	24	792.00	SF	20.00
3	0510	GARAGE WD-	0	100	16	24	384.00	SF	43.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.00

REVIEW DATE 03/16/2021 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,422	123.1076	162.50	393,575	1983	2003	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2020 Heated Area: 2234 HX Base Yr 2020												
44553 WOODRIDGE DR, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU												

TOTAL OB/XF												
9,843												

TOTAL OB/XF												
9,843												

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		352,250	
TOTAL MARKET OB/XF VALUE		9,843	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		462,093	
SOH/AGL Deduction		166,381	
ASSESSED VALUE		295,712	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		244,990	
TOTAL JUST VALUE		462,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9323	GARAGE	8,120	02/01/2002
B9323	FOUNDATION	1,200	02/01/2002
7459	ADDITION	3,818	08/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0855	9/30/2019	WD	Q	I	02	285,000
GRANTOR: HULSEY ROBERT H						
GRANTEE: FENTON SCOTT & TARA						
2296/0319	7/24/2019	QC	U	I	11	100
GRANTOR: HULSEY ROBERT HUGH &						
GRANTEE: HULSEY ROBERT H						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 USP=[YR=1993] N14 W20 S14 E20\$ W41 FST=[YR=1993] W12 S10 BAS=[YR=2002] S20 E20 N20 W20\$ E12 N10\$ S10 E8 S20 E19 FOP=[YR=1993] S11 E10 N11 W1 N2 W8 S2 W1\$ E1 N2 E8 S2 E31 N30\$.									

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