

BLOCK 6 LOT 6
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

VAUGHAN REVOCABLE FAMILY TRUST/VAUGHAN NORMAN TRUS
44192 OAKWOOD LANE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0006-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00		
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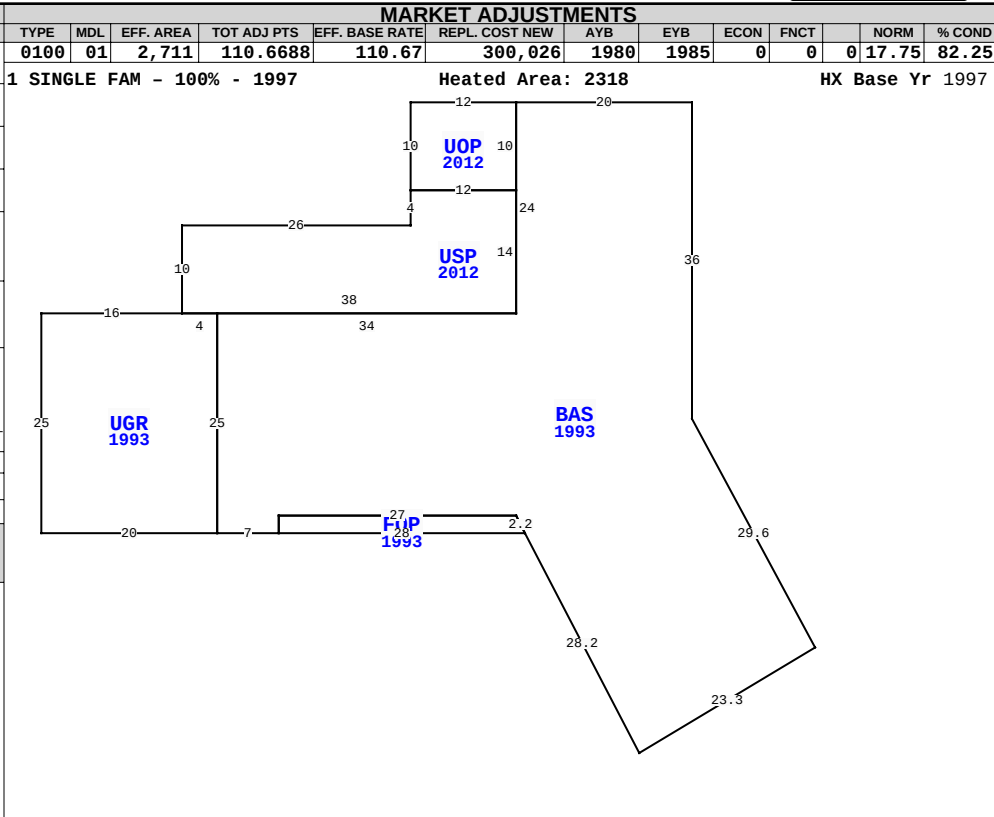
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	1993	2,318	210,998
FOP	55	30	1993	16	1,457
UGR	500	45	1993	225	20,481
UOP	120	20	2012	24	2,185
USP	428	30	2012	128	11,652

TOTALS	3,421			2,711	246,771
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	0	0	1,732.00	SF	4.00
4	0845	KOOL DECK	0	100	0	0	423.00	SF	7.25

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	0006	OR	0.00	0.00	1.00

REVIEW DATE	08/06/2020	BY	KBA
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44192 OAKWOOD LN, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1980	1980	3	20	7,650	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0812	CONCRETE C	0	100	0	0	1,732.00	SF	4.00	4.00	100	1984	1984	3	41	2,840	
4	0845	KOOL DECK	0	100	0	0	423.00	SF	7.25	7.25	100	1980	1980	3	30	920	

TOTAL OB/XF										12,950							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				246,771	
TOTAL MARKET OB/XF VALUE				12,950	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				309,721	
SOH/AGL Deduction				150,020	
ASSESSED VALUE				159,701	
TOTAL EXEMPTION VALUE		HX HB VX		55,722	
BASE TAXABLE VALUE				103,979	
TOTAL JUST VALUE				309,721	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				298,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25359	ADDITION	11,482	12/01/2011
R960439	REPAIR/RRF	3,500	03/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2781/1796	4/04/2025	WD	U	I	11	100	
GRANTOR: VAUGHAN REVOCABLE FAM							
GRANTEE: VAUGHAN REVOCABLE F							
2779/441	4/04/2025	WD	U	I	11	100	
GRANTOR: VAUGHN NORMAN R & JUD							
GRANTEE: VAUGHAN REVOCABLE F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 UOP=[YR=2012] W12 S10 USP=[YR=2012] S4 W26 S10 UGR=[YR=1993] W16 S25 E20 N25 W4\$ E38 N14 W12\$ E12 N10\$ S24 W34 S25 E7 FOP=[YR=1993] E28 U2 L1 W27 S2\$ N2 E27 R1 D2 D25 R13 R20 U12 U26 L14 N36 \$.									