BLOCK 7 LOT 3
IN OR 899/1125
WOODLAND ESTATES UNIT 2

JOHNSON DONNA M
44073 OAKWOOD LANE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

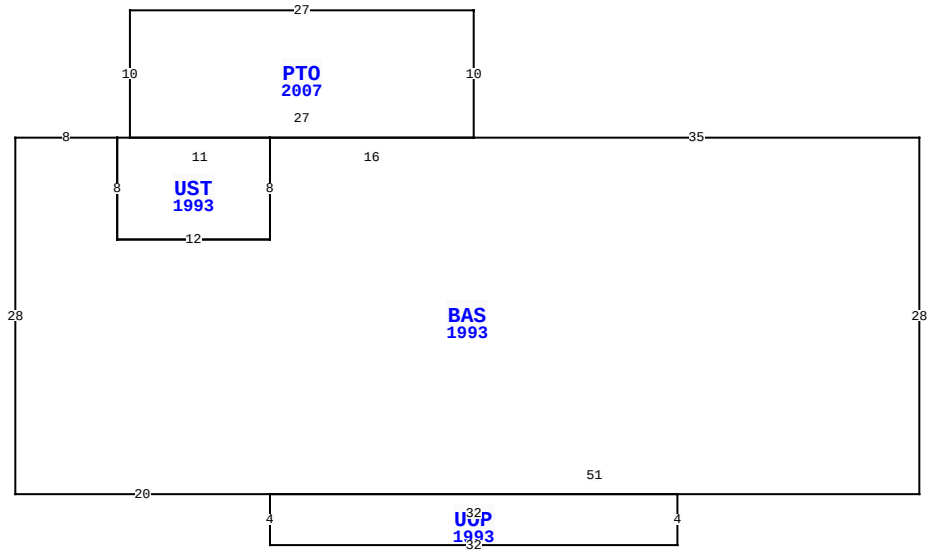
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1993	1,892	168,644
PTO	270	5	2007	14	1,248
UOP	128	20	1993	26	2,317
UST	96	45	1993	43	3,832
TOTALS	2,386			1,975	176,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	106.4280	106.43	210,199	1988	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 0 Heated Area: 1892 HX Base Yr



44073 OAKWOOD LN, 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		176,042
TOTAL MARKET OB/XF VALUE		1,186
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		227,228
SOH/AGL Deduction		100,685
ASSESSED VALUE		126,543
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,821
TOTAL JUST VALUE		227,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0899/1125	9/13/1999	QC	Q	I	01	100
GRANTOR: JOHNSON WAYNE G & DON						
GRANTEE: JOHNSON DONNA M						
0356/0521	3/01/1982	WD	Q	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 PTO=[YR=2007] N10 W27 S10 UST=[YR=1993] W1 S8 E12 N8 W11$ E27$ W16 S8 W12 N8 W8 S28 E20 UOP=[YR=1993] S4 E32 N4 W32$ E51 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	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50	100	1988	1988	3	52	406	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1997	1997	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 1,186

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	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							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS