BLOCK 7 LOT 5
IN OR 675 PG 1225
WOODLAND ESTATES UNIT 2

CREWS KYLE P & CATHY L
44125 OAKWOOD LANE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

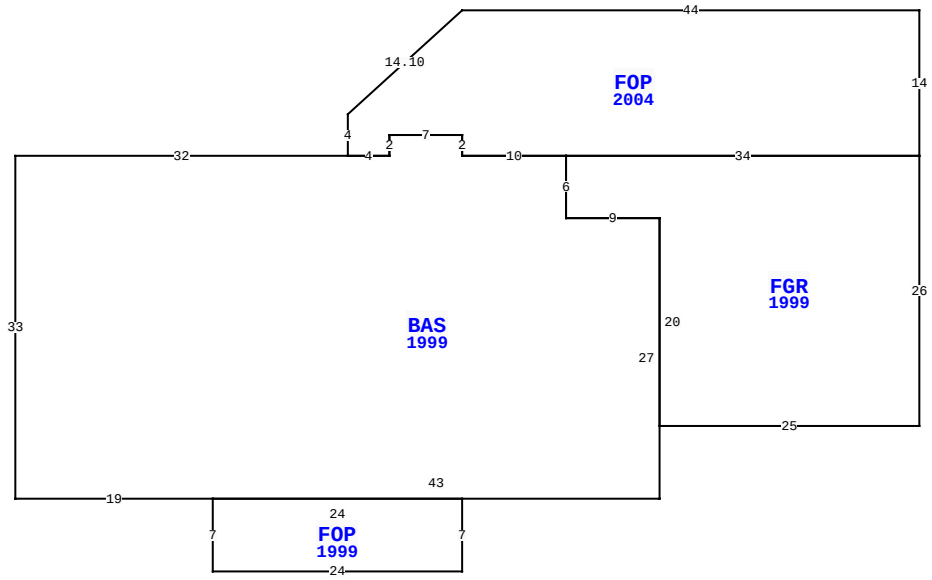
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,006	100	1999	2,006	235,419
FGR	704	55	1999	387	45,417
FOP	168	30	1999	50	5,868
FOP	701	30	2004	210	24,645
TOTALS	3,579			2,653	311,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	103.6800	136.86	363,090	1999	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 0 Heated Area: 2006 HX Base Yr



44125 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		311,350
TOTAL MARKET OB/XF VALUE		29,620
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		390,970
SOH/AGL Deduction		211,294
ASSESSED VALUE		179,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,954
TOTAL JUST VALUE		390,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229484	REPAIR/RRF	20,000	10/01/2022
B13401	XFOB	2,000	07/01/2004
B995909	NEW CONSTR	125,000	01/03/1999
B962909	GARAGE	12,240	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0675/1225	2/18/1993	WD	Q	V		19,000
GRANTOR: HURST SUSAN RENEE						
GRANTEE: CREWS KYLE & CATHY						
0524/1052	8/18/1987	GD	U	V		1,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=-55,14] W32 S33 E19 E43 N27 W9 N6 W10 N2 W7 S2 W4 $
FGR=[YR=1999;ORIG=-34,14] S6 E9 S20 E25 N26 W34 $
FOP=[YR=2004;ORIG=0,0] W44 D10L11 S4 E4 N2 E7 S2 E10 E34 N14 $
FOP=[YR=1999;ORIG=-68,47] S7 E24 N7 W24 $
.

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	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00	40.00	100	1997	1997	3	72	20,736	
2	0812	CONCRETE C	0	100	0	0	2,676.00	SF	4.00	4.00	100	2004	2004	3	83	8,884	

LAND DESCRIPTION

TOTAL OB/XF 29,620

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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS