

BLOCK 7 LOT 17
IN OR 1264/726
WOODLAND ESTATES UNIT 2

SPEARS GEORGE LAWRENCE/KHRUSHCH OKSANA
44768 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0170



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,378	100	1993	1,378	120,689
FOP	130	30	1993	39	3,416
FUS	936	100	1993	936	81,977
PTO	198	5	1993	10	875
UGR	572	45	1993	257	22,509
UOP	72	20	1993	14	1,226
UOP	72	20	1993	14	1,226
TOTALS	3,358			2,648	231,918

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	
2	0812	CONCRETE C	0	100	0	0	1,972.00	SF	4.00	4.00	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2005

Heated Area: 2314

HX Base Yr 2005

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/23/2023 MLU

TOTAL OB/XF											
12,356											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		231,918	
TOTAL MARKET OB/XF VALUE		12,356	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		294,274	
SOH/AGL Deduction		133,954	
ASSESSED VALUE		160,320	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		109,598	
TOTAL JUST VALUE		294,274	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971628	MH MOVE-ON	0	02/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1264/0726	10/07/2004	WD	Q	I	
GRANTOR: WILLARD QUINTON N & L					SALE PRICE
GRANTEE: SPEARS GEORGE & OKS					
0228/0276	1/01/1976	WD	Q	V	
GRANTOR:					7,000
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1993] W22 UOP=[YR=1993] W18 S4 BAS=[YR=1993] W8 S5 UGR=[YR=1993] W22 S26 E22 FOP=[YR=1993] S5 E26 N5 W26\$ N26 \$ S26 E48 N26 W22 N5 W18\$ E18 N4\$ S9 E22 N9\$ PTR=E15 UOP=[YR=1993] E18 S4 FUS=[YR=1993] S36 W26 N36 E26\$ W18 N4\$ W15\$.											