

BLOCK 7 LOT 21
IN OR 537 PG 830
WOODLAND ESTATES UNIT 2

SPIVEY DENISE A
44582 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0210



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	11	CLAY TILE 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	2,080	100	2001	2,080	220,107
BAS	1,014	100	2011	1,014	107,302
FGR	462	55	2001	254	26,879
FOP	123	30	2001	37	3,916
TOTALS	3,679			3,385	358,203

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,385	96.8760	127.88	432,874	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM - 100% - 1995

Heated Area: 3094

HX Base Yr 1995

The floor plan diagram illustrates a building layout with various rooms and corridors. The rooms are labeled with blue text: BAS 2011 (top left), BAS 2001 (center), FGR 2001 (bottom right), and FOP 2001 (bottom center). Dimensions are provided for each segment of the layout. The overall shape is irregular, with several internal walls and openings. The dimensions are as follows: Top left vertical segment: 25; Top left horizontal segment: 25; Top left vertical segment: 14; Top left horizontal segment: 28; Top left vertical segment: 10; Top left horizontal segment: 33; Top left vertical segment: 20; Top left horizontal segment: 21; Top left vertical segment: 22; Top left horizontal segment: 12; Top left vertical segment: 4; Top left horizontal segment: 5; Top left vertical segment: 4; Top left horizontal segment: 12; Top left vertical segment: 17; Top left horizontal segment: 16; Top left vertical segment: 42; Top left horizontal segment: 15; Top left vertical segment: 8; Top left horizontal segment: 13; Top left vertical segment: 4; Top left horizontal segment: 6.4; Top left vertical segment: 20; Top left horizontal segment: 21; Top left vertical segment: 22; Top left horizontal segment: 12; Top left vertical segment: 4; Top left horizontal segment: 5; Top left vertical segment: 4; Top left horizontal segment: 12; Top left vertical segment: 17; 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