

DEVEREAUX RUTH D EST
44061 WOODSIDE LANE
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	1993	2,056	170,490
FCP	324	25	1995	81	6,717
FOP	70	30	1993	21	1,741
USP	200	30	1993	60	4,976
TOTALS	2,650			2,218	183,924

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00
2	0810	CONCRETE A	0	0	0	0	147.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

1 SINGLE FAM - 0% - 0

Heated Area: 2056

HX Base Yr

44061 WOODSIDE LN, CALLAHAN										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	5,000.00	5,000.00	100	1983	1983	3	51.5	2,575				
147.00	SF	6.50	6.50	100	1997	1997	3	72	688				

TOTAL OB/XF										3,263							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	30,000.00	30,000.00	30,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				183,924	
TOTAL MARKET OB/XF VALUE				3,263	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				217,187	
SOH/AGL Deduction				0	
ASSESSED VALUE				217,187	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				217,187	
TOTAL JUST VALUE				217,187	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				209,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615161	REPAIR/RRF	5,000	07/01/2016
B951745	CARPORT	14,428	03/03/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0167/0433	1/01/1974	WD	Q	I		36,000	

GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W39 USP=[YR=1993] N10 W20 S10 E20 \$ W20 N2 W14 S2 FCP=[YR=1995] W12 S27 E12 N27 \$ S28 E31 FOP=[YR=1993] S6 E9 N6 W2 N4 W4 S4 W3 \$ E3 N4 E4 S4 E35 N28 \$.									