

PT GOVT LOT 1
IN OR 1567/869
(EX OR 18/139)

DELL DEBORAH H
44087 WOODSIDE LANE
CALLAHAN, FL 32011

2025

32-2N-25-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 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	03	MASONRY 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	1,711	100	1993	1,711	142,341
FEP	408	80	1993	326	27,120
FGR	528	55	1993	290	24,126
FOP	35	30	1993	10	832
FOP	36	30	1993	11	915
TOTALS	2,718			2,348	195,333

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00
3	0812	CONCRETE C	0	100	0	0	1,533.00	SF	4.00
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	17.70

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.34

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,348	127.0080	127.01	298,219	1961	1975	0	0	0 34.50	65.50
1 SINGLE FAM - 100% - 1996											
Heated Area: 1711 HX Base Yr 1996											
44087 WOODSIDE LN, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

TOTAL OB/XF											
8,890											

TOTAL OB/XF											
8,890											

Market: 0 Agricultural: 0 Common: 104,130

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		195,333	
TOTAL MARKET OB/XF VALUE		8,890	
TOTAL LAND VALUE - MARKET		104,130	
TOTAL MARKET VALUE		308,353	
SOH/AGL Deduction		135,875	
ASSESSED VALUE		172,478	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		121,756	
TOTAL JUST VALUE		308,353	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1567/0869	5/20/2008	QC	Q	I	01	82,400	
GRANTOR: BEALL BYRON F							
GRANTEE: DELL DEBORAH H							
0741/1479	10/17/1995	WD	Q	I		135,000	
GRANTOR: DRAPER LEE JR & SHIRL							
GRANTEE: BEALL BYRON F & DEB							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W22 FEP=[YR=1993] N2 W34 FOP=[YR=1993] W6 S6 FGR=[YR=1993] W16 S24 E22 N24 W6\$ E6 N6\$ S12 E34 N10 \$ S10 W34 S27 E27 FOP=[YR=1993] S2 E7 N5 W7 S3\$ N3 E7 S3 E22 N37\$.									

TOTAL OB/XF									
8,890									

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