LOT 2
WOODSIDE ESTATES PB 5/391-394

**SMITH ALAN T & KIMBERLY ALICE**
44080 DANIELLE LANE
CALLAHAN, FL 32011

**2025**

**32-2N-25-7300-0002-0000**

## BUILDING CHARACTERISTICS

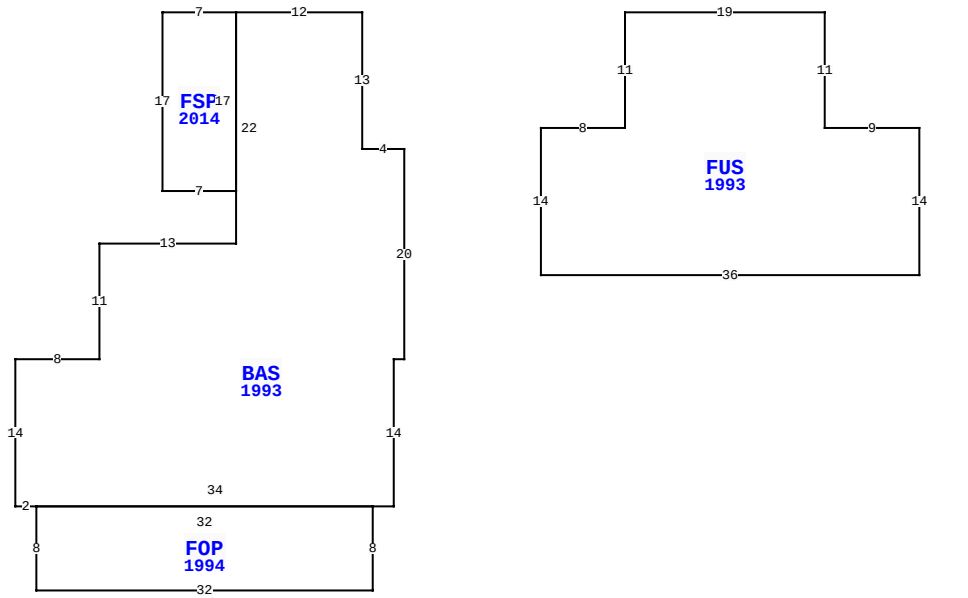
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,123 | 100 | 1993 | 1,123 | 115,664 |
| FOP | 256 | 30 | 1994 | 77 | 7,930 |
| FSP | 119 | 40 | 2014 | 48 | 4,944 |
| FUS | 713 | 100 | 1993 | 713 | 73,436 |
| TOTALS | 2,211 | | | 1,961 | 201,974 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,961 | 92.6100 | 122.25 | 239,732 | 1900 | 1990 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM – 0% - 0 Heated Area: 1836 HX Base Yr




44080 DANIELLE LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 0201 | BARN WD 10 | 0 | 0 | 42 | 28 | 1,260.00 | SF | 17.00 | 17.00 | 100 | 2000 | 2000 | 3 | 27 | 5,783 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 248,510 |
| TOTAL MARKET OB/XF VALUE | 5,783 |
| TOTAL LAND VALUE - MARKET | 174,530 |
| TOTAL MARKET VALUE | 428,823 |
| SOH/AGL Deduction | 59,098 |
| ASSESSED VALUE | 369,725 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 369,725 |
| TOTAL JUST VALUE | 428,823 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 411,205 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632179 | GARAGE | 93,723 | 04/01/2016 |
| R1313320 | REPAIR/RRF | 7,370 | 01/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2353/0560 | 4/10/2020 | SW | Q | I | 01 | 325,000 |
| GRANTOR: 44080 DANIELLE LANE L | | | | | | |
| GRANTEE: SMITH ALAN T & KIMB | | | | | | |
| 2026/0334 | 1/29/2016 | WD | Q | I | 02 | 265,000 |
| GRANTOR: SELPH ELAINE G | | | | | | |
| GRANTEE: 44080 DANIELLE LANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=2014] W7 S17 E7 N17$S22 W13 S11 W8 S14 E2 FOP=[YR=1994] S8 E32 N8 W32$ E34 N14 E1 N20 W4 N13$ PTR=E25 FUS=[YR=1993] E19 S11 E9 S14 W36 N14 E8 N11$ W25$.

## LAND DESCRIPTION

TOTAL OB/XF 5,783

| 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 | 0 | 0005 | OR | 0.00 | 0.00 | 11.26 | AC | | 1.00 | 1.00 | 1.00 | 15,500.00 | 15,500.00 | 174,530 | | | | | | | |

REVIEW DATE 02/11/2021 BY KBA Total Acres: 11.26 Total Land Value: 174,530 Market: 0 Agricultural: 0 Common: 174,530 PRINTED 07/30/2025 BY SYS

LOT 2
WOODSIDE ESTATES PB 5/391-394

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**2025**

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

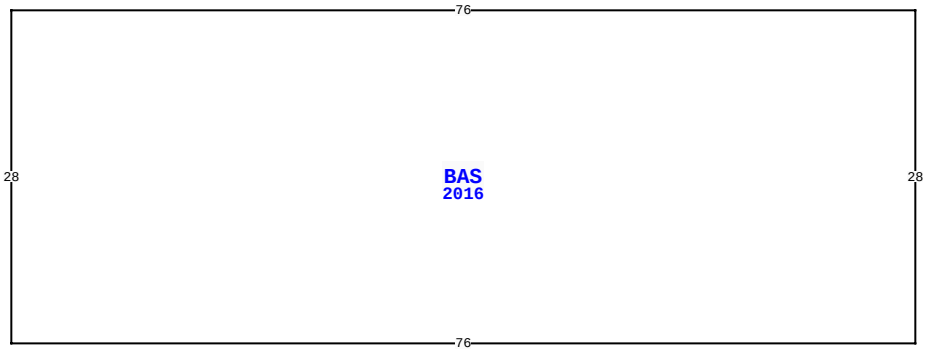
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,128 | 100 | 2016 | 2,128 | 46,536 |
| TOTALS | 2,128 | | | 2,128 | 46,536 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 2,128 | 64.2390 | 23.77 | 50,583 | 2016 | 2016 | 0 | 0 | 0 | 8.00 | 92.00 |

2 GARAGE RES – 0% - 0 Heated Area: 2128 HX Base Yr




44080 DANIELLE LN, CALLAHAN

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| XF DATE | | LAND DATE | 05/09/2025 MLU |
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| 2026/0334 | 1/29/2016 | WD | Q | I | 02 | 265,000 |
| GRANTOR: SELPH ELAINE G | | | | | | |
| GRANTEE: 44080 DANIELLE LANE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2016] W76 S28 E76 N28$.

### EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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