

BLOCK 7 LOT 5
IN OR 675 PG 1225
WOODLAND ESTATES UNIT 2

CREWS KYLE P & CATHY L
44125 OAKWOOD LANE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0007-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	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	2,006	100	1999	2,006	232,730
FGR	704	55	1999	387	44,898
FOP	168	30	1999	50	5,801
FOP	701	30	2004	210	24,363
TOTALS	3,579			2,653	307,792

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0511	GARAGE CB-	0 100	24	30	720.00	SF	40.00	40.00

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	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,653	103.6800	144.12	382,350	1999	1999	0	0	0 19.50	80.50	
1 SNGL FAM 100% - 0 Heated Area: 2006 HX Base Yr												
44125 OAKWOOD LN, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU												

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
1	0511	GARAGE CB-	0 100	24	30	720.00	SF	40.00	40.00	100	1997	1997	3	70	20,160	

TOTAL OB/XF										20,160						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		307,792	
TOTAL MARKET OB/XF VALUE		20,160	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		377,952	
SOH/AGL Deduction		193,425	
ASSESSED VALUE		184,527	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		133,116	
TOTAL JUST VALUE		377,952	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229484	REPAIR/RRF	20,000	10/01/2022
B13401	XFOB	2,000	07/01/2004
B995909	NEW CONSTR	125,000	01/03/1999
B962909	GARAGE	12,240	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0675/1225	2/18/1993	WD	Q	V		19,000	
GRANTOR:HURST SUSAN RENEE							
GRANTEE:CREWS KYLE & CATHY							
0524/1052	8/14/1987	QC	U	V		1,600	
GRANTOR:CRAWFORD GLENDA F AS							
GRANTEE:HURST SUSAN RENEE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999;ORIG=-55,14] W32 S33 E19 E43 N27 W9 N6 W10 N2 W7 S2 W4 \$									
FGR=[YR=1999;ORIG=-34,14] S6 E9 S20 E25 N26 W34 \$									
FOP=[YR=2004;ORIG=0,0] W44 D10L11 S4 E4 N2 E7 S2 E10 E34 N14 \$									
FOP=[YR=1999;ORIG=-68,47] S7 E24 N7 W24 \$									