

BLOCK 7 LOT 17
IN OR 1264/726
WOODLAND ESTATES UNIT 2

SPEARS GEORGE LAWRENCE/KHRUSHCH OKSANA
44768 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0007-0170



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8005.00
------------------	---------

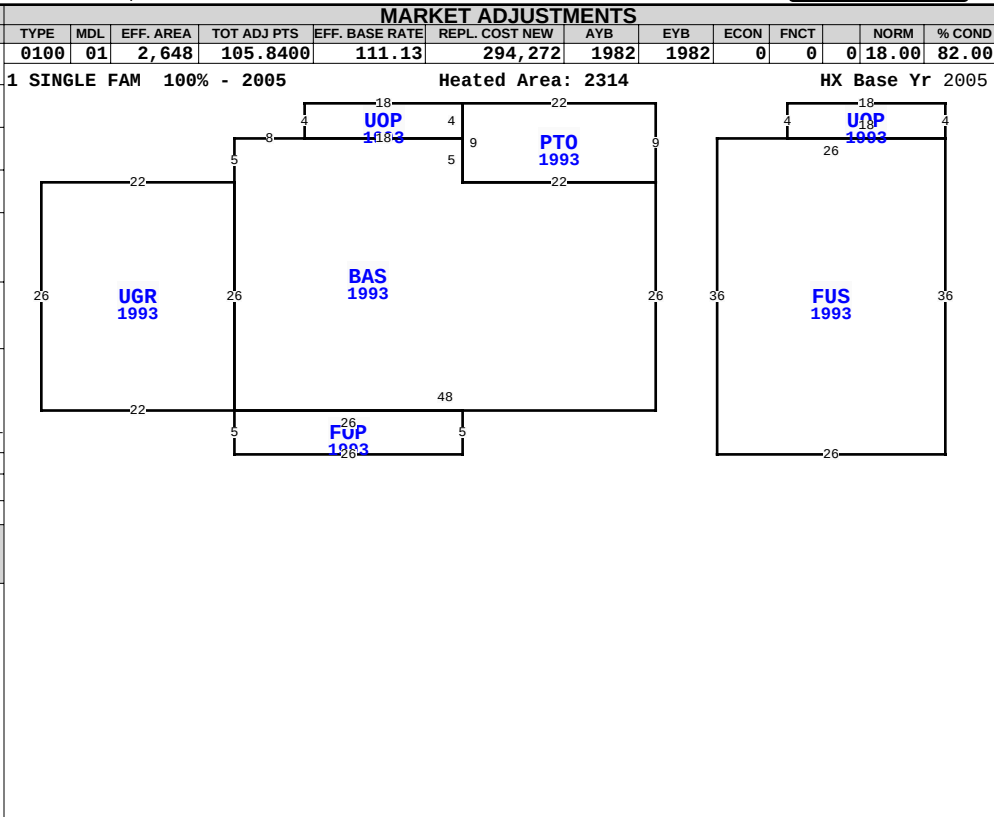
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1993	1,378	125,572
FOP	130	30	1993	39	3,554
FUS	936	100	1993	936	85,295
PTO	198	5	1993	10	911
UGR	572	45	1993	257	23,419
UOP	72	20	1993	14	1,276
UOP	72	20	1993	14	1,276
TOTALS	3,358			2,648	241,303

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

3	0936	SEPTC TANK	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

LAND DESCRIPTION			TOTAL OB/XF 6,000														
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	LAND VALUE
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	50,000

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



44768 WOODRIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 6,000																	
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	LAND VALUE
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	50,000

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	50,000
---	--------	---	-----	-----	------	----	------	------	------	----	--	------	------	------	-----------	-----------	--------

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	241,303
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	297,303
SOH/AGL Deduction	132,805
ASSESSED VALUE	164,498
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	113,087
TOTAL JUST VALUE	297,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971628	MH MOVE-ON	0	02/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1264/0726	10/07/2004	WD	Q	I		160,000	

GRANTOR: WILLARD QUINTON N & L							
GRANTEE: SPEARS GEORGE & OKS							
0228/0276	10/26/1976	WD	Q	V		7,000	
GRANTOR: ST REGIS LAND DEVELOP							
GRANTEE: WILLARD QUINTON N &							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
PTO=[YR=1993] W22 UOP=[YR=1993] W18 S4 BAS=[YR=1993] W8 S5							
UGR=[YR=1993] W22 S26 E22 FOP=[YR=1993] S5 E26 N5 W26\$ N26 \$							
S26 E48 N26 W22 N5 W18\$ E18 N4\$ S9 E22 N9\$ PTR=E15							
UOP=[YR=1993] E18 S4 FUS=[YR=1993] S36 W26 N36 E26\$ W18 N4\$ W15\$.							