

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

DELL DEBORAH H
44087 WOODSIDE LANE
CALLAHAN, FL 32011

2026

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 Floor	12	HARDWOOD 90
Interior Floor	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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

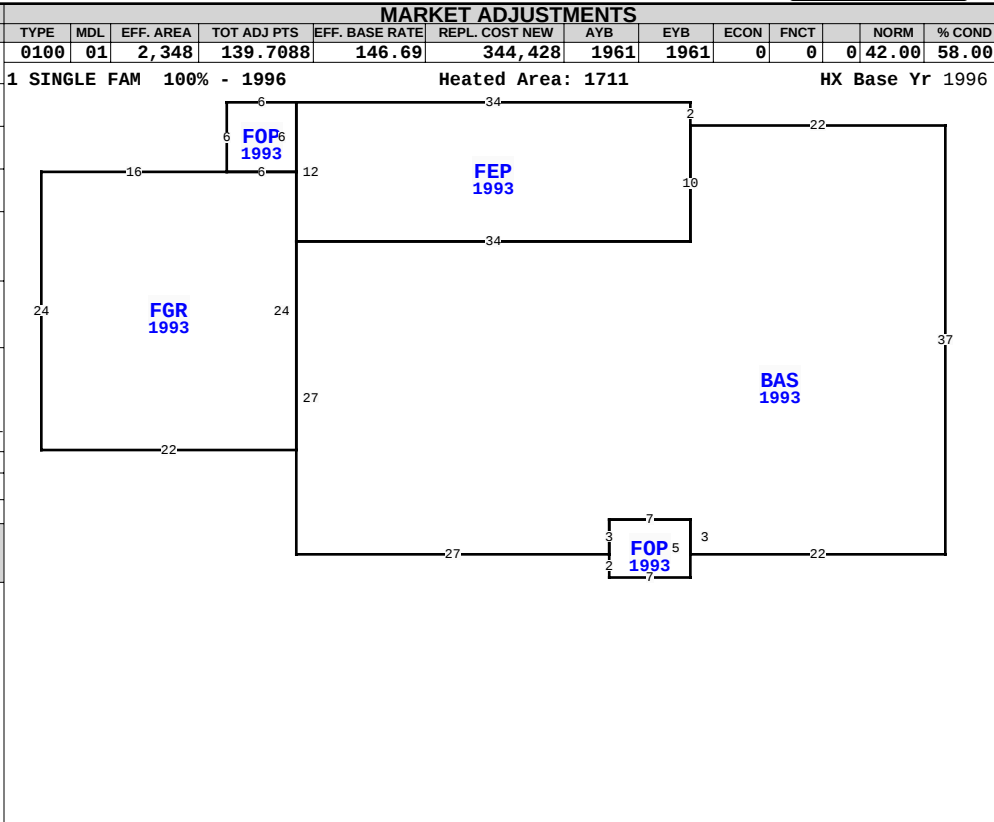
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1993	1,711	145,572
FEP	408	80	1993	326	27,736
FGR	528	55	1993	290	24,673
FOP	35	30	1993	10	851
FOP	36	30	1993	11	936

TOTALS	2,718			2,348	199,768
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	
2	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	5.34	AC	



44087 WOODSIDE LN, CALLAHAN

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		199,768	
TOTAL MARKET OB/XF VALUE		6,690	
TOTAL LAND VALUE - MARKET		133,500	
TOTAL MARKET VALUE		339,958	
SOH/AGL Deduction		162,823	
ASSESSED VALUE		177,135	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		125,724	
TOTAL JUST VALUE		339,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,353	

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\$.							

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	5.34	AC	