

BLOCK 3 LOT 1
IN OR 476/180 & OR 520/294
WOODLAND ESTATES UNIT 2

KEEN LORETTA C
44150 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

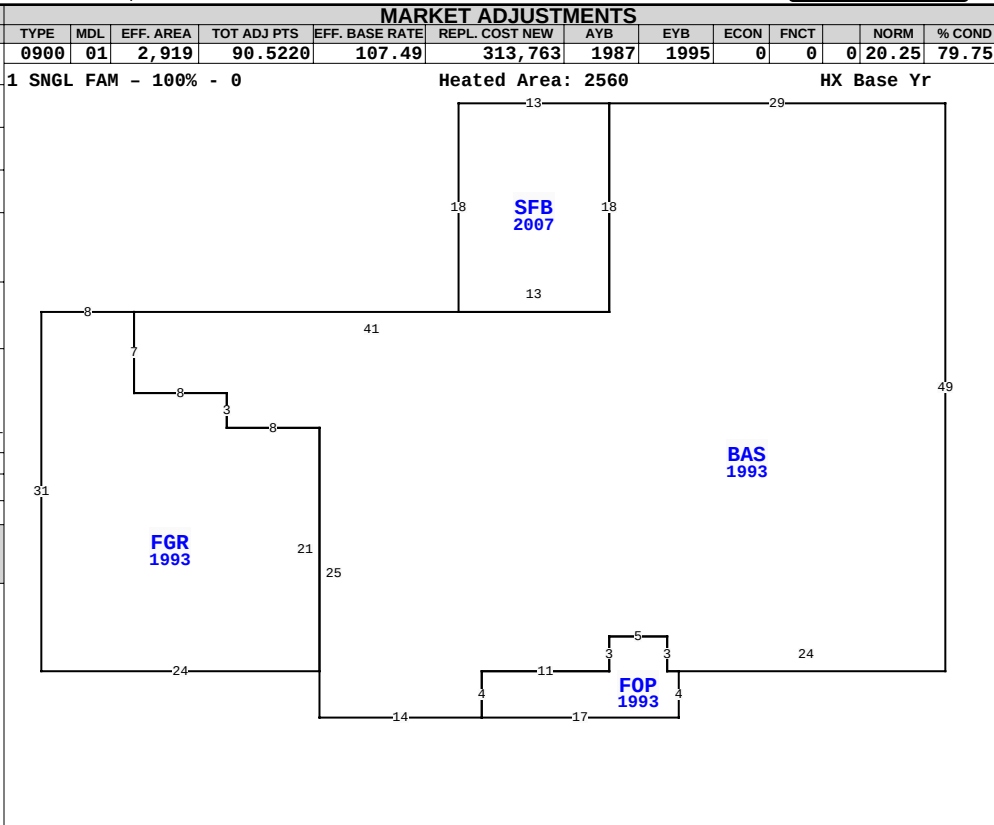
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	2,373	203,422
FGR	608	55	334	28,632
FOP	83	30	25	2,143
SFB	234	80	187	16,031

TOTALS	3,298		2,919	250,226
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0812	CONCRETE C	0	100	0	0	2,489.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	71	3	213.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	
5	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	CN	0.00	0.00	1.00	LT	

REVIEW DATE	06/05/2017	BY	KBX
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44150 WOODRIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0812	CONCRETE C	0	100	0	0	2,489.00	SF	4.00	4.00	100	1987	1987	3	54.5	5,426	
3	0810	CONCRETE A	0	100	71	3	213.00	SF	6.50	6.50	100	1987	1987	3	54.5	755	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1987	1987	3	20	402	
5	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	1987	1987	3	54.5	613	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
7	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,885	

TOTAL OB/XF											
12,321											

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	254,883		
TOTAL MARKET OB/XF VALUE	12,321		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	317,204		
SOH/AGL Deduction	152,753		
ASSESSED VALUE	164,451		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	114,451		
TOTAL JUST VALUE	317,204		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	242,900		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0520/0294	6/15/1987	QC	U	V		100	
GRANTOR:							
GRANTEE:							
0476/0180	12/01/1985	WD	U	V		16,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W29 SFB=[YR=2007] W13 S18 E13 N18\$ S18 W41											
FGR=[YR=1993] W8 S31 E24 N21 W8 N3 W8 N7\$ S7 E8 S3 E8 S25 E14											
FOP=[YR=1993] E17 N4 W1 N3 W5 S3 W11 S4\$ N4 E11 N3 E5 S3 E24											
N49\$.											

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