

BLOCK 4 LOT 1
IN OR 594/1218
WOODLAND ESTATES UNIT 2

HOLDER MICHAEL G & NANCY P
44161 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0004-0010



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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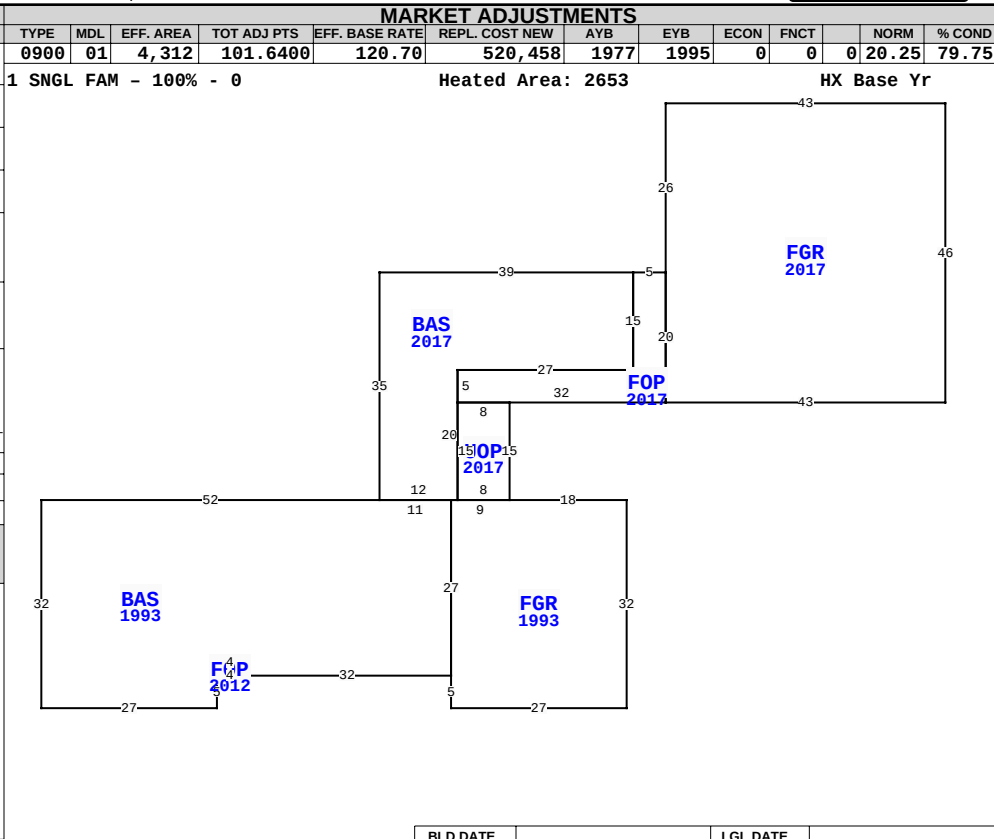
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	175,960
BAS	825	100	825	79,413
FGR	864	55	475	45,723
FGR	1,978	55	1,088	104,729
FOP	8	30	2	192
FOP	235	30	70	6,738
UOP	120	20	24	2,310

TOTALS	5,858		4,312	415,065
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0940	SHEDS/PORT	0 100	7	9	63.00	SF	30.00	30.00	100	1995
3	0510	GARAGE WD-	0 100	30	16	480.00	SF	35.00	35.00	100	1982
4	0812	CONCRETE C	0 100	0	0	4,704.00	SF	4.00	4.00	100	2017
5	0810	CONCRETE A	0 100	0	0	476.00	SF	6.50	6.50	100	1982

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	03/16/2021	BY	KB
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44161 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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0940	SHEDS/PORT	0 100	7	9	63.00	SF	30.00	30.00	100	1995	1995	3	20	378	
3	0510	GARAGE WD-	0 100	30	16	480.00	SF	35.00	35.00	100	1982	1982	3	20	3,360	
4	0812	CONCRETE C	0 100	0	0	4,704.00	SF	4.00	4.00	100	2017	2017	3	97	18,252	
5	0810	CONCRETE A	0 100	0	0	476.00	SF	6.50	6.50	100	1982	1982	3	41	1,269	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT	

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		415,065	
TOTAL MARKET OB/XF VALUE		24,974	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		490,039	
SOH/AGL Deduction		234,857	
ASSESSED VALUE		255,182	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		205,182	
TOTAL JUST VALUE		490,039	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP166563	GARAGE	184,457	01/25/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0594/1218	4/11/1990	WD	Q	I		70,000	
GRANTOR: ROSE NANCY M							
GRANTEE: HOLDER MICHAEL & N							
0213/0256	1/01/1976	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2017] W43 S26 FOP=[YR=2017] W5 BAS=[YR=2017] W39 S35 BAS=[YR=1993] W52 S32 E27 N5 FOP=[YR=2012] E4 N2 W4 S2 \$ N2 E4 S2 E32 FGR=[YR=1993] S5 E27 N32 W18 UOP=[YR=2017] N15 W8 S15 E8\$ W9 S27\$ N27 W11\$ E12 N20 E27 N15\$ S15 W27 S5 E32 N20\$ S20 E43 N46\$.											