BLOCK 5 LOT 2
IN OR 261 PG 485
RP 2452 & 2453

NETTLES JAMES W & LINDA M
44289 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0020

BUILDING CHARACTERISTICS

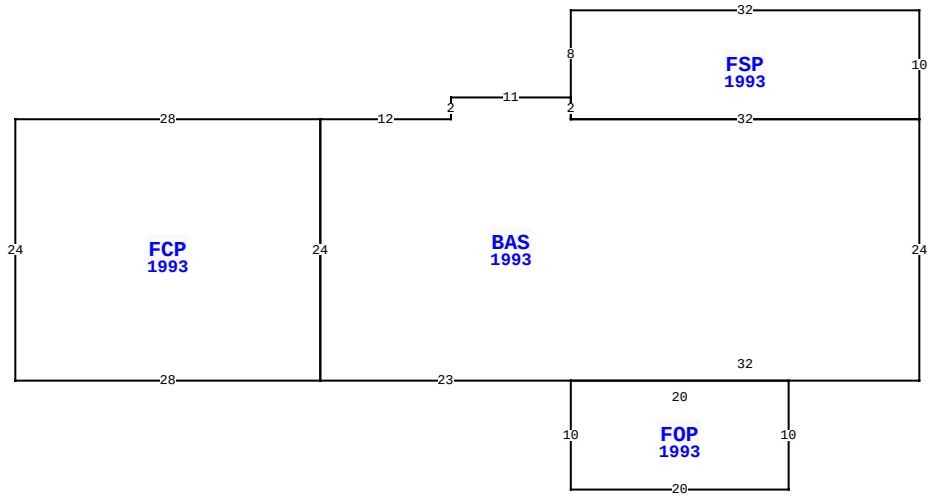
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1,342	35,465
FCP	672	25	168	4,440
FOP	200	30	60	1,586
FSP	320	60	192	5,074
TOTALS	2,534		1,762	46,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,762	135.5200	88.09	155,215	1978	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1342 HX Base Yr



44289 WOODRIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,564
TOTAL MARKET OB/XF VALUE		24,420
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		120,984
SOH/AGL Deduction		54,340
ASSESSED VALUE		66,644
TOTAL EXEMPTION VALUE	HX HB SL	66,644
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0261/0485	3/01/1978	WD	U	V		9,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W32 S8 BAS=[YR=1993] W11 S2 W12 FCP=[YR=1993] W28 S24 E28 N24$ S24 E23 FOP=[YR=1993] S10 E20 N10 W20$ E32 N24 W32 N2$ S2 E32 N10$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1993	1993	3	20	600	
2	0351	CARPORT MT	0	100	10	10	100.00	SF	10.00	10.00	100	1993	1993	3	20	200	
3	0511	GARAGE CB-	0	100	24	28	672.00	SF	40.00	40.00	100	1994	1994	3	70	18,816	
4	0351	CARPORT MT	0	100	12	28	336.00	SF	10.00	10.00	100	1994	1994	3	20	672	
5	1242	WD DECK A	0	100	0	0	695.00	SF	10.00	10.00	100	1992	1992	3	20	1,390	
6	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20	5.20	100	1992	1992	3	66	2,502	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 24,420

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	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 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS