

BLOCK 5 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

APPLEGATE CAROLYN D
44493 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0005-0080



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 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		2. 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	1,450	100	1,450	170,096
FOP	8	30	2	235

TOTALS	1,458		1,452	170,330
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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	1994
2	0812	CONCRETE C	0 100	0	0	810.00	SF	4.00	4.00	100	1994
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	19.50	19.50	100	1994
4	0510	GARAGE WD-	0 100	24	14	336.00	SF	24.85	24.85	100	1995
5	0351	CARPORT MT	0 100	27	26	702.00	SF	8.00	8.00	100	2007

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,452	113.2200	134.45	195,221	1994	2005	0	0	12.75	87.25
1 SNGL FAM - 100% - 2022											
Heated Area: 1450											
HX Base Yr 2022											
27 54 27 16 34 4 FOP 1494 BAS 1994											

44493 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	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0 100	0	0	810.00	SF	4.00	4.00	100	1994	1994	3	70	2,268	
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	19.50	19.50	100	1994	1994	3	20	1,123	
4	0510	GARAGE WD-	0 100	24	14	336.00	SF	24.85	24.85	100	1995	1995	3	24	2,004	
5	0351	CARPORT MT	0 100	27	26	702.00	SF	8.00	8.00	100	2007	2007	3	35	1,966	

TOTAL OB/XF											
10,056											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		170,330	
TOTAL MARKET OB/XF VALUE		10,056	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		230,386	
SOH/AGL Deduction		50,282	
ASSESSED VALUE		180,104	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		125,104	
TOTAL JUST VALUE		230,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94969	ADDITION	12,000	04/01/1994
93471	NEW CONSTR	62,300	11/11/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2432/0673	2/05/2021	WD	Q	I	01
GRANTOR: CLEMENTS JIMMIE C & E					
GRANTEE: APPELATE CAROLYN D					
0411/0117	2/01/1984	WD	U	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W54 S27 E16 FOP=[YR=1994] E4 N2 W4 S2\$ N2 E4 S2 E34 N27\$.											