

BLOCK 6 LOT 10
IN OR 1720/697
WOODLAND ESTATES UNIT 2

STEEL SHERI ANN
44366 WOODRIDGE DR
CALLAHAN, FL 32011

2023

16-1N-25-2912-0006-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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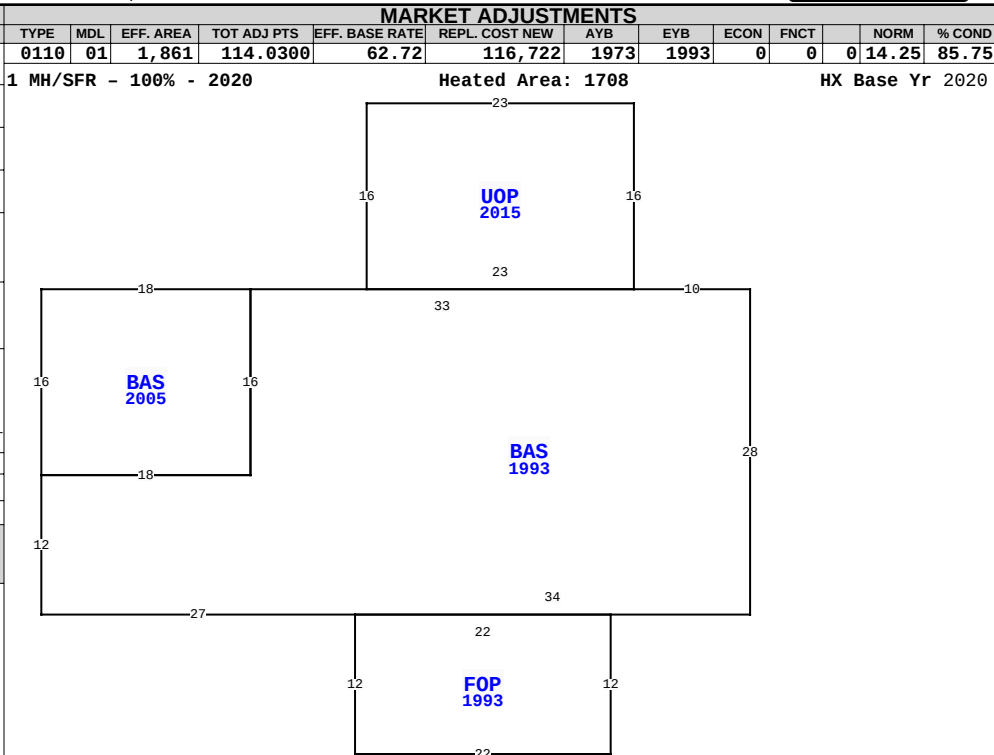
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	76,371
BAS	288	100	288	15,489
FOP	264	30	79	4,249
UOP	368	20	74	3,980

TOTALS	2,340		1,861	100,089
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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	0940	SHEDS/PORT	0 100	11	20	220.00	SF	19.50	19.50	100	1992
2	0681	POLE SHED	0 100	7	20	140.00	SF	15.00	15.00	100	1992
3	0812	CONCRETE C	0 100	0	0	1,137.00	SF	4.00	4.00	100	1990
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	2006
5	0473	VF 3 RAIL	0 100	0	0	560.00	LF	7.50	7.50	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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT	1.00

REVIEW DATE	08/10/2020	BY	KB
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44366 WOODRIDGE DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/23/2023	MLU
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										100,089	
TOTAL MARKET OB/XF VALUE										8,415	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										158,504	
SOH/AGL Deduction										8,174	
ASSESSED VALUE										150,330	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										100,330	
TOTAL JUST VALUE										158,504	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										145,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001780	REPAIR/RRF	8,400	02/26/2020
B24251	REMODEL	1,250	12/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1720/0697	1/17/2011	WD	U	I	30	80,000	
GRANTOR: STEEL DESSIE							
GRANTEE: STEEL SHERI ANN & D							
1446/1371	9/22/2006	WD	Q	I		210,000	
GRANTOR: WILLIAMS JIMMIE J & I							
GRANTEE: STEEL DESSIE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 UOP=[YR=2015] N16 W23 S16 E23 \$ W33											
BAS=[YR=2005] W18 S16 E18 N16\$ S16 W18 S12 E27 FOP=[YR=1993] S12 E22 N12 W22\$ E34 N28\$.											

TOTAL OB/XF											
8,415											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT	1.00

Market:	0	Agricultural:	0	Common:	50,000
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