

BLOCK 7 LOT 22
2002 SCHULT DW
IN OR 677 PG 502

THARPE TRUDIE T EST
44542 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	1,056	100	1,056	44,896
TOTALS	1,056		1,056	44,896

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
3	1242	WD DECK A	0	0	12	8			10.00	100	1995	1995	3	20	192	

LAND DESCRIPTION			TOTAL OB/XF 192													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

REVIEW DATE 08/07/2020 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,056	116.8000	81.76	86,339	2002	2002	0	0	0	48.00	52.00	
1 M/H 94+ - 0% - 0 Heated Area: 1056 HX Base Yr													
44													
24													
BAS 2002													
44													

44542 WOODRIDGE DR, CALLAHAN										BLD DATE		LGL DATE		05/23/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		44,896	
TOTAL MARKET OB/XF VALUE		192	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		95,088	
SOH/AGL Deduction		14,246	
ASSESSED VALUE		80,842	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		80,842	
TOTAL JUST VALUE		95,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,493	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3745	MH MOVE-ON	0	02/01/2002
P5338	NEW CONSTR	0	02/01/2002
M5679	H/AC	0	02/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0677/0502	3/22/1993	WD	Q	V		22,500	
GRANTOR: HENDRICKS DANIEL R							
GRANTEE: THARPE TRUDIE T							
0502/1152	11/01/1986	WD	U	V		7,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2002] W44 S24 E44 N24 \$.															

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS