

BLOCK 7 LOT 23
IN OR 1016/320
WOODLAND ESTATES UNIT 2

HOLLAND JACKLYN ANNETTE
44502 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2912-0007-0230



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

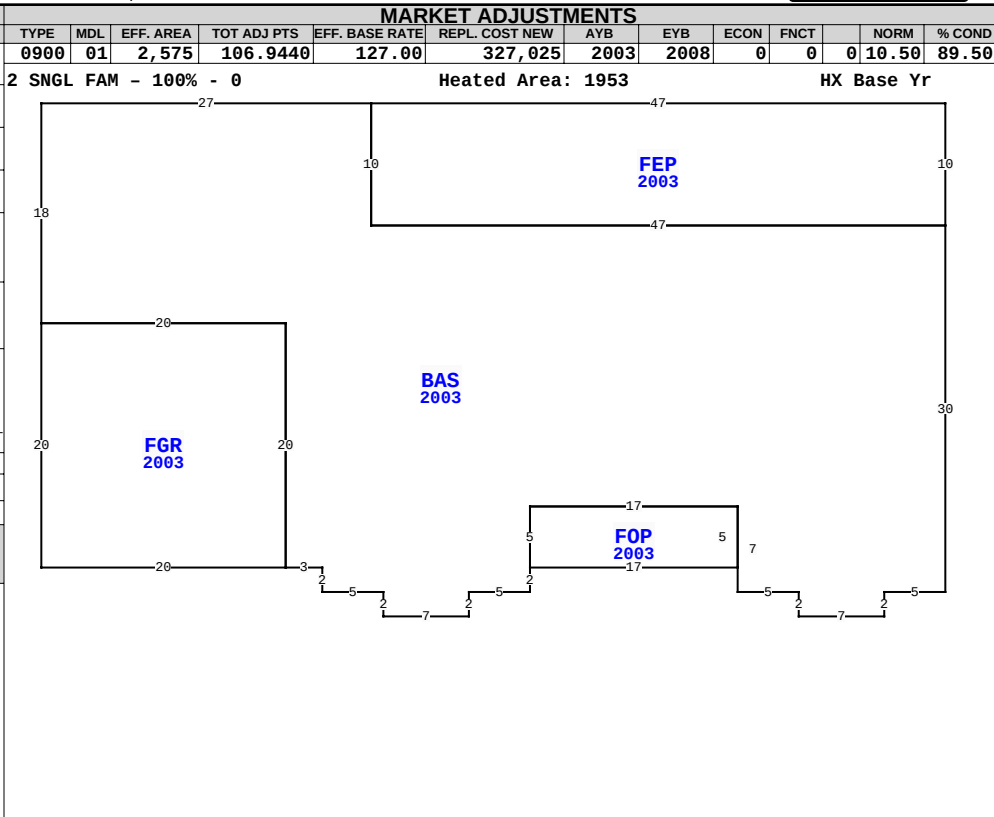
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	221,988
FEP	470	80	376	42,738
FGR	400	55	220	25,006
FOP	85	30	26	2,955

TOTALS	2,908		2,575	292,687
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0 100	24	12	288.00	SF	35.00	35.00	
2	0940	SHEDS/PORT	0 100	16	14	224.00	SF	30.00	30.00	
5	0940	SHEDS/PORT	0 100	13	13	169.00	SF	30.00	30.00	
6	1242	WD DECK A	0 100	0	0	892.00	SF	10.00	10.00	
8	0940	SHEDS/PORT	0 100	11	10	110.00	SF	27.00	27.00	
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
10	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	
11	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT



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

TOTAL OB/XF										
15,089										

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
STANDARD										
VALUATION BY										
Tax Group: 6										
Tax Dist:										
BUILDING MARKET VALUE										
292,687										
TOTAL MARKET OB/XF VALUE										
15,089										
TOTAL LAND VALUE - MARKET										
62,500										
TOTAL MARKET VALUE										
370,276										
SOH/AGL Deduction										
196,627										
ASSESSED VALUE										
173,649										
TOTAL EXEMPTION VALUE										
HX HB SL										
173,649										
BASE TAXABLE VALUE										
0										
TOTAL JUST VALUE										
370,276										
NCON VALUE										
0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										
281,804										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007774	REPAIR/RRF	15,988	12/01/2017
B1327428	CARPORT	10,967	07/01/2013
P7893	NEW CONSTR	0	04/01/2004
B963505	NEW CONSTR	75,000	02/01/1997
6760	NEW CONSTR	93,002	10/01/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1016/0320	10/26/2001	QC	U	I	01	100	
GRANTOR: HOLLAND THOMAS EDWARD							
GRANTEE: HOLLAND JACKLYN ANN							
0183/0595	1/01/1974	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES										
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BUILDING DIMENSIONS										
FEP=[YR=2003] W47 BAS=[YR=2003] W27 S18 FGR=[YR=2003] S20 E20 N20 W20\$ E20 S20 E3 S2 E5 S2 E7 N2 E5 N2 FOP=[YR=2003] E17 N5 W17 S5\$ N5 E17 S7 E5 S2 E7 N2 E5 N30 W47 N10\$ S10 E47 N10\$.										