

BLOCK 4 LOT 1
IN OR 594/1218
WOODLAND ESTATES UNIT 2

HOLDER MICHAEL G & NANCY P
44161 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0004-0010



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 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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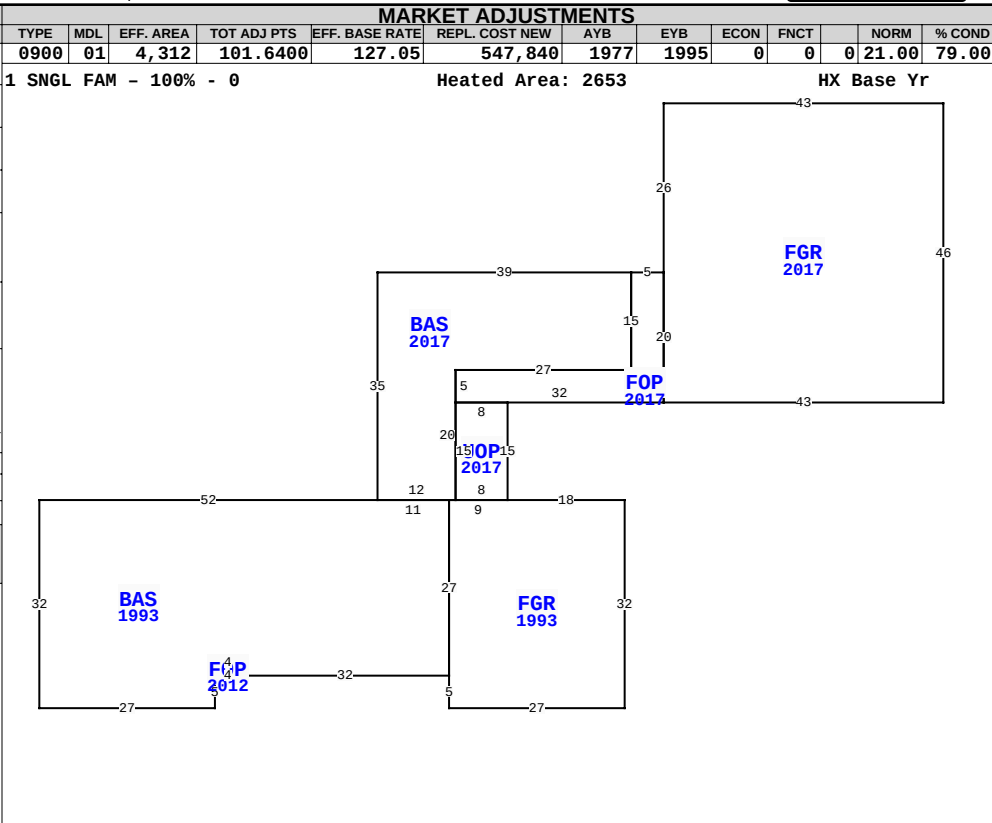
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	183,475
BAS	825	100	825	82,805
FGR	864	55	475	47,676
FGR	1,978	55	1,088	109,202
FOP	8	30	2	201
FOP	235	30	70	7,026
UOP	120	20	24	2,409

TOTALS	5,858		4,312	432,794
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0 100	7	9	63.00	SF	30.00	30.00	
3	0510	GARAGE WD-	0 100	30	16	480.00	SF	35.00	35.00	
4	0812	CONCRETE C	0 100	0	0	4,704.00	SF	4.00	4.00	
5	0810	CONCRETE A	0 100	0	0	476.00	SF	6.50	6.50	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT



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

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	1980	1980	3	46.5	1,628	
2	0940	SHEDS/PORT	0 100	7	9	63.00	SF	30.00	30.00	100	1995	1995	3	20	378	
3	0510	GARAGE WD-	0 100	30	16	480.00	SF	35.00	35.00	100	1982	1982	3	20	3,360	
4	0812	CONCRETE C	0 100	0	0	4,704.00	SF	4.00	4.00	100	2017	2017	3	97	18,252	
5	0810	CONCRETE A	0 100	0	0	476.00	SF	6.50	6.50	100	1982	1982	3	38	1,176	

TOTAL OB/XF											24,794					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY											PAGE 1 of 1					6
VALUATION SUMMARY											STANDARD					
VALUATION BY											Tax Group: 6					
BUILDING MARKET VALUE											Tax Dist:					432,794
TOTAL MARKET OB/XF VALUE																24,794
TOTAL LAND VALUE - MARKET																50,000
TOTAL MARKET VALUE																507,588
SOH/AGL Deduction																244,751
ASSESSED VALUE																262,837
TOTAL EXEMPTION VALUE											HX HB					50,000
BASE TAXABLE VALUE																212,837
TOTAL JUST VALUE																507,588
NCON VALUE																0
INCOME VALUE																
PREVIOUS YEAR MKT VALUE																490,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP166563	GARAGE	184,457	01/25/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0594/1218	4/11/1990	WD	Q	I		70,000	
GRANTOR: ROSE NANCY M							
GRANTEE: HOLDER MICHAEL & N							
0213/0256	1/01/1976	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES										
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BUILDING DIMENSIONS										
FGR=[YR=2017] W43 S26 FOP=[YR=2017] W5 BAS=[YR=2017] W39 S35 BAS=[YR=1993] W52 S32 E27 N5 FOP=[YR=2012] E4 N2 W4 S2 \$ N2 E4 S2 E32 FGR=[YR=1993] S5 E27 N32 W18 UOP=[YR=2017] N15 W8 S15 E8\$ W9 S27\$ N27 W11\$ E12 N20 E27 N15\$ S15 W27 S5 E32 N20\$ S20 E43 N46\$.										