

BLOCK 5 LOT 2
IN OR 261 PG 485
RP 2452 & 2453

NETTLES JAMES W & LINDA M
44289 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
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	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	04	Quality Level 04
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	1,342	100	1,342	38,191
FCP	672	25	168	4,781
FOP	200	30	60	1,708
FSP	320	60	192	5,464
TOTALS	2,534		1,762	50,143

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0940	SHEDS/PORT	0	100	10	10	
2	0351	CARPORT MT	0	100	10	10	
3	0511	GARAGE CB-	0	100	24	28	
4	0351	CARPORT MT	0	100	12	28	
5	1242	WD DECK A	0	100	0	0	
6	0811	CONCRETE B	0	100	0	0	
7	0875	HOT TUB	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000110	C	SFR RURAL	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,762	135.5200	94.86	167,143	1978	1983	0	0	0	70.00	30.00
1 M/H 93- - 100% - 0												
Heated Area: 1342												
HX Base Yr												
44289 WOODRIDGE DR, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/23/2023 MLU												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		50,143	
TOTAL MARKET OB/XF VALUE		23,806	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		123,949	
SOH/AGL Deduction		55,306	
ASSESSED VALUE		68,643	
TOTAL EXEMPTION VALUE		HX HB SL 68,643	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		123,949	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0261/0485	3/01/1978	WD	U	V		9,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES												

BUILDING DIMENSIONS												
FSP=[YR=1993] W32 S8 BAS=[YR=1993] W11 S2 W12 FCP=[YR=1993] W28 S24 E28 N24\$ S24 E23 FOP=[YR=1993] S10 E20 N10 W20\$ E32 N24 W32 N2\$ S2 E32 N10\$.												