

BLOCK 5 LOT 3
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

ABERNATHY KEVIN AMES & NIKKI MARIE
44337 WOODRIDGE DR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0005-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0800 02 2,280 116.4000 87.30 199,044 2005 2023 0 0 1.00 99.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 0% - 2024 Heated Area: 2280 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										30 76 30 76 BAS 2005										BUILDING MARKET VALUE 197,054									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 16,308									
Interior Floo 13 LVT/LAMNT 80																				TOTAL LAND VALUE - MARKET 50,000									
Interior Floo 14 CARPET 20																				TOTAL MARKET VALUE 263,362									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 263,362									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 2 100																				BASE TAXABLE VALUE 263,362									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 263,362									
Stories 1. 1. 100																				NCON VALUE 84,823									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 06 DIST 1D 100										PREVIOUS YEAR MKT VALUE 175,109																			
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 2,280 100 2,280 197,054																													
TOTALS 2,280 2,280 197,054																													
EXTRA FEATURES										44337 WOODRIDGE DR, CALLAHAN																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0940 SHEDS/PORT 0 0 8 10 80.00 SF 19.50 19.50 100 1980 1980 3 20 312										05/23/2023 MLU																			
2 0940 SHEDS/PORT 0 0 6 10 60.00 SF 21.30 21.30 100 1985 1985 3 20 256																													
3 0812 CONCRETE C 0 0 0 0 2,456.00 SF 4.00 4.00 100 1987 1987 3 52 5,108																													
4 0510 GARAGE WD- 0 0 18 35 630.00 SF 35.00 35.00 100 1992 1992 3 20 4,410																													
5 0350 CARPORT WD 0 0 33 24 792.00 SF 13.00 13.00 100 1990 1990 3 20 2,059																													
6 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2005 2005 3 89 3,115																													
7 0810 CONCRETE A 0 0 0 0 288.00 SF 5.20 5.20 100 1995 1995 3 70 1,048																													
TOTAL OB/XF 16,308																													
LAND DESCRIPTION																													
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR																													
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 50,000																													
REVIEW DATE 03/16/2021 BY KBA										Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																			