

BLOCK 7 LOT 2 2003 SKYO DWMH
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HOLLAND GREGORY T
44462 WOODRIDGE DR
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0020



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 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

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	1,813	100	1,813	82,869
TOTALS	1,813		1,813	82,869

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0510	GARAGE WD-	0 100	25	30	750.00	SF	35.00	35.00	100	2005
3	0351	CARPORT MT	0 100	25	25	625.00	SF	10.00	10.00	100	2005
4	0681	POLE SHED	0 100	10	30	300.00	SF	15.00	15.00	100	2005
5	0351	CARPORT MT	0 100	0	0	900.00	SF	5.90	5.90	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,813	117.2000	87.90	159,363	2003	2003	0	0	48.00	52.00
1 M/H 94+ - 100% - 2020						Heated Area: 1813			HX Base Yr 2020		
BAS 2003											

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	2003	2003	3	87	3,045	
2	0510	GARAGE WD-	0 100	25	30	750.00	SF	35.00	35.00	100	2005	2005	3	40	10,500	
3	0351	CARPORT MT	0 100	25	25	625.00	SF	10.00	10.00	100	2005	2005	3	24	1,500	
4	0681	POLE SHED	0 100	10	30	300.00	SF	15.00	15.00	100	2005	2005	3	40	1,800	
5	0351	CARPORT MT	0 100	0	0	900.00	SF	5.90	5.90	100	2013	2013	3	60	3,186	

TOTAL OB/XF											
20,031											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						82,869					
TOTAL MARKET OB/XF VALUE						20,031					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						152,900					
SOH/AGL Deduction						36,169					
ASSESSED VALUE						116,731					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						66,731					
TOTAL JUST VALUE						152,900					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						152,069					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327429	CARPORT	18,279	07/01/2013
MH	MH MOVE-ON	0	06/01/2003
P6849	NEW CONSTR	0	06/01/2003
8382	MH MOVE-ON	17,500	11/28/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2324/1146	12/02/2019	FJ	U	I	11	0	
GRANTOR: HOLLAND THOMAS EDWARD							
GRANTEE: HOLLAND GREGORY T							
1019/1186	11/15/2001	QC	U	V	01	100	
GRANTOR: HOLLAND THOMAS E & JA							
GRANTEE: HOLLAND THOMAS EDWA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W61 S30 E18 N1 E17 S1 E26 N30\$.											