BLOCK 7 LOT 20
IN OR 339 PG 08
R407785 & R407786

PEACOCK JAMES A JR & SHERYL L
44614 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0007-0200

BUILDING CHARACTERISTICS

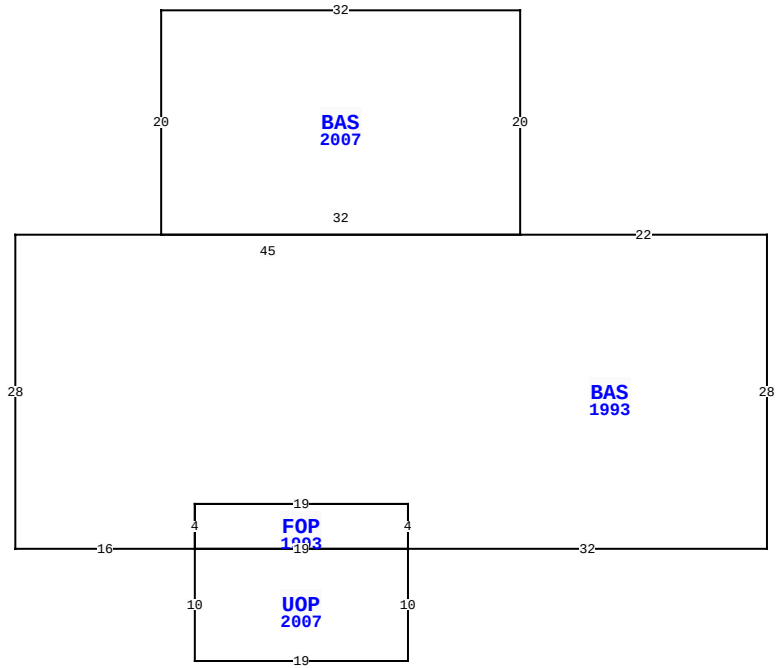
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,800	100	1,800	44,150
BAS	640	100	640	15,698
FOP	76	30	23	564
UOP	190	25	48	1,177
TOTALS	2,706		2,511	61,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,511	116.8000	81.76	205,299	1989	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2440 HX Base Yr



44614 WOODRIDGE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,590
TOTAL MARKET OB/XF VALUE		9,480
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		121,070
SOH/AGL Deduction		57,106
ASSESSED VALUE		63,964
TOTAL EXEMPTION VALUE	HX HB	38,964
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,070
NCON VALUE		7,056
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7986	MH MOVE-ON	43,000	11/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0330/0008	6/01/1981	WD	Q	V		8,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=2007] N20 W32 S20 E32$ W45 S28 E16 UOP=[YR=2007] S10 E19 N10 FOP=[YR=1993] N4 W19 S4 E19$ W19$ N4 E19 S4 E32 N28$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	273.00	SF	4.00	4.00	100	1991	1991	3	62	677	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	18.30	18.30	100	2002	2002	3	20	439	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2002	2002	3	20	780	
4	0851	PATIO STON	0	100	0	0	791.00	SF	0.75	0.75	100	2008	2008	3	89	528	
5	0351	CARPORT MT	0	100	28	28	784.00	SF	10.00	10.00	100	2024	2020		90	7,056	

LAND DESCRIPTION

TOTAL OB/XF 9,480

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS