

BLOCK 3 LOT 1
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

KEEN LORETTA C L/E/
44150 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0003-0010



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

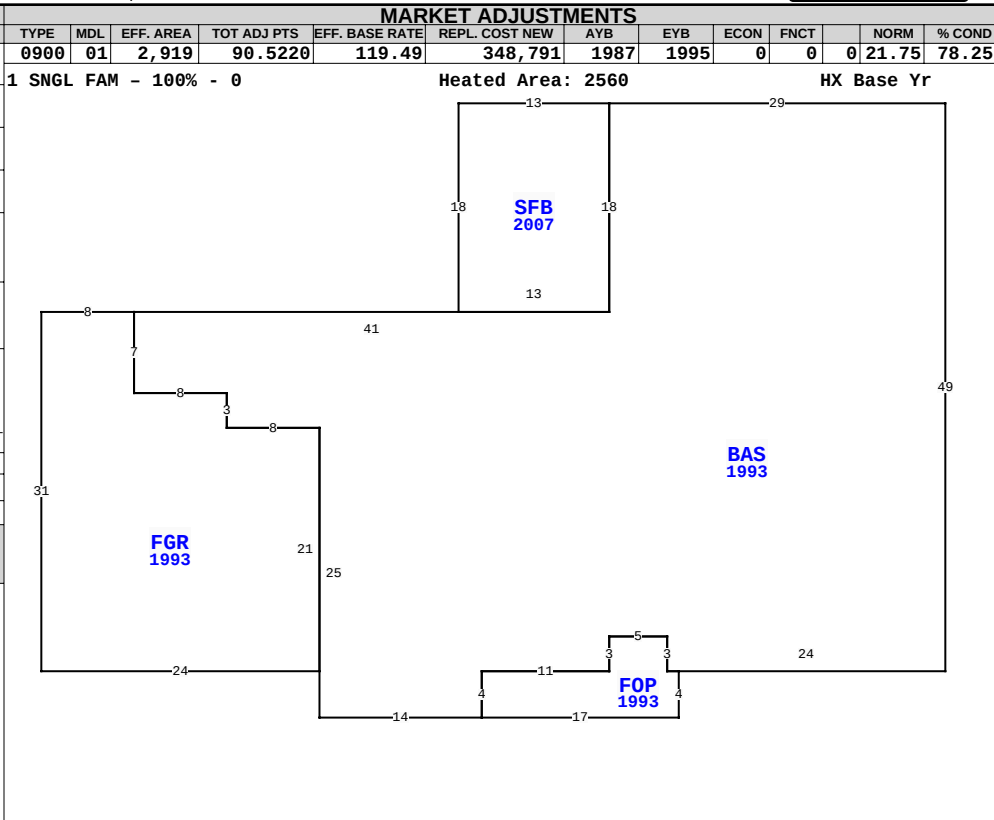
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	1993	2,373	221,878
FGR	608	55	1993	334	31,230
FOP	83	30	1993	25	2,337
SFB	234	80	2007	187	17,485

TOTALS	3,298			2,919	272,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,489.00	SF	4.00
2	0810	CONCRETE A	0	100	71	3	213.00	SF	6.50
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10
4	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	05/20/2024	BY	TWA
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44150 WOODRIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	2,489.00	SF	4.00	4.00	100	1987	1987	3	49.5	4,928	
2	0810	CONCRETE A	0	100	71	3	213.00	SF	6.50	6.50	100	1987	1987	3	49.5	685	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1987	1987	3	20	402	
4	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	1987	1987	3	49.5	557	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
6	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,642	

TOTAL OB/XF										11,314			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		277,851	
TOTAL MARKET OB/XF VALUE		11,314	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		339,165	
SOH/AGL Deduction		164,868	
ASSESSED VALUE		174,297	
TOTAL EXEMPTION VALUE		WX HX HB SX	105,722
BASE TAXABLE VALUE		68,575	
TOTAL JUST VALUE		339,165	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2699/509	3/11/2024	QC	U	I	11		100
GRANTOR: KEEN LORETTA C							
GRANTEE: KEEN JAMES BRYAN							
0520/0294	6/15/1987	QC	U	V			100
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W29 SFB=[YR=2007] W13 S18 E13 N18\$ S18 W41									
FGR=[YR=1993] W8 S31 E24 N21 W8 N3 W8 N7\$ S7 E8 S3 E8 S25 E14									
FOP=[YR=1993] E17 N4 W1 N3 W5 S3 W11 S4\$ N4 E11 N3 E5 S3 E24									
N49\$.									

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