

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

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1993	1,342	43,650
FCP	672	25	1993	168	5,465
FOP	200	30	1993	60	1,952
FSP	320	60	1993	192	6,245

TOTALS	2,534			1,762	57,311
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
2	0351	CARPORT MT	0	100	10	10	100.00	SF	10.00	10.00	
3	0511	GARAGE CB-	0	100	24	28	672.00	SF	40.00	40.00	
4	0351	CARPORT MT	0	100	12	28	336.00	SF	10.00	10.00	
5	1242	WD DECK A	0	100	0	0	695.00	SF	10.00	10.00	
6	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20	5.20	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	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
0820	02	1,762	135.5200	108.42	191,036	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	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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1993	1993	3	20	600	
2	0351	CARPORT MT	0	100	10	10	100.00	SF	10.00	10.00	100	1993	1993	3	20	200	
3	0511	GARAGE CB-	0	100	24	28	672.00	SF	40.00	40.00	100	1994	1994	3	66	17,741	
4	0351	CARPORT MT	0	100	12	28	336.00	SF	10.00	10.00	100	1994	1994	3	20	672	
5	1242	WD DECK A	0	100	0	0	695.00	SF	10.00	10.00	100	1992	1992	3	20	1,390	
6	0811	CONCRETE B	0	100	0	0	729.00	SF	5.20	5.20	100	1992	1992	3	62	2,350	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	20	240	

TOTAL OB/XF											
23,193											

NASSAU COUNTY PROPERTY			
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6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		57,311	
TOTAL MARKET OB/XF VALUE		23,193	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		130,504	
SOH/AGL Deduction		59,870	
ASSESSED VALUE		70,634	
TOTAL EXEMPTION VALUE		HX HB SL 70,634	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		130,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,949	

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\$.											