BLOCK 5 LOT 4
WOODLAND ESTATES UNIT 2 PBK 4/46

DEEN JOSEPH A & BEVERLY S
44373 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

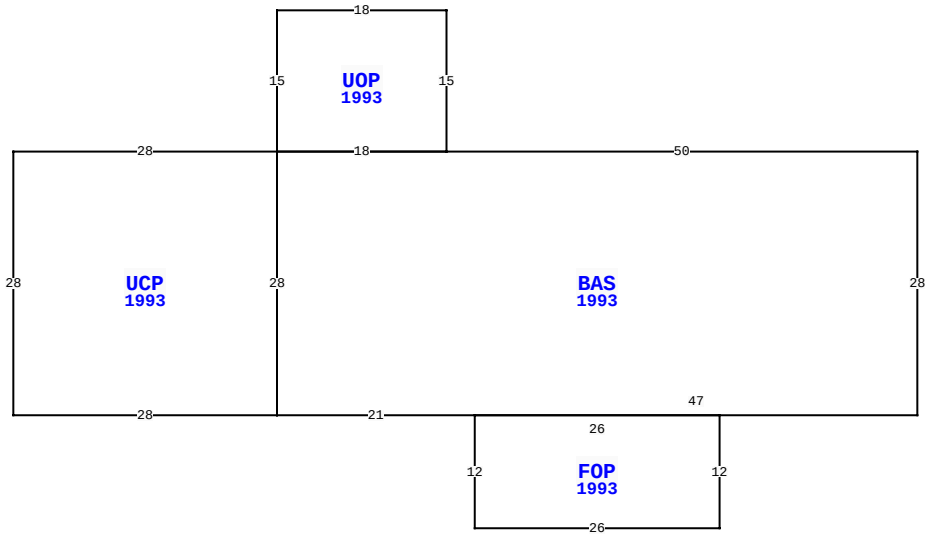
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1993	1,904	54,653
FOP	312	30	1993	94	2,698
UCP	784	20	1993	157	4,507
UOP	270	25	1993	68	1,952
TOTALS	3,270			2,223	63,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,223	119.6000	95.68	212,697	1978	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1904 HX Base Yr 1982



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

44373 WOODRIDGE DR, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,809
TOTAL MARKET OB/XF VALUE	19,667
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	133,476
SOH/AGL Deduction	59,790
ASSESSED VALUE	73,686
TOTAL EXEMPTION VALUE	HX HB SL 73,686
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	133,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,286

24X13 CRPT ATTACHED TO MH: KW 7/23

MISC STRG + PL SHEDS = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107860	GARAGE	30,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1693/0792	8/12/2010	WD	U	I	11	65,000
GRANTOR: SHAW VUNA C						
GRANTEE: SHAW VUNA C ETAL						
0216/0108	1/01/1976	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 UOP=[YR=1993] N15 W18 S15 E18 $ W18
UCP=[YR=1993] W28 S28 E28 N28 $ S28 E21 FOP=[YR=1993] S12 E26 N12 W26 $ E47 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	0940	SHEDS/PORT	0	100	0	0	240.00	SF	20.10	20.10	100	1980	1980	3	20	965	
2	0810	CONCRETE A	0	100	0	0	242.00	SF	6.50	6.50	100	1988	1988	3	52	818	
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	28	11,760	
4	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	2001	2001	3	79	3,081	
5	0350	CARPORT WD	0	100	24	13	312.00	SF	13.00	13.00	100	1988	1988	3	20	811	
6	0351	CARPORT MT	1	100	24	30	720.00	SF	10.00	10.00	100	2023	2008		31	2,232	

LAND DESCRIPTION

TOTAL OB/XF 19,667

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	000100	C	RES	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 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS