BLOCK 5 LOT 6
IN OR 825 PG 1750
WOODLAND ESTATES UNIT 2

DEFEE ANTHONY H JR
44449 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

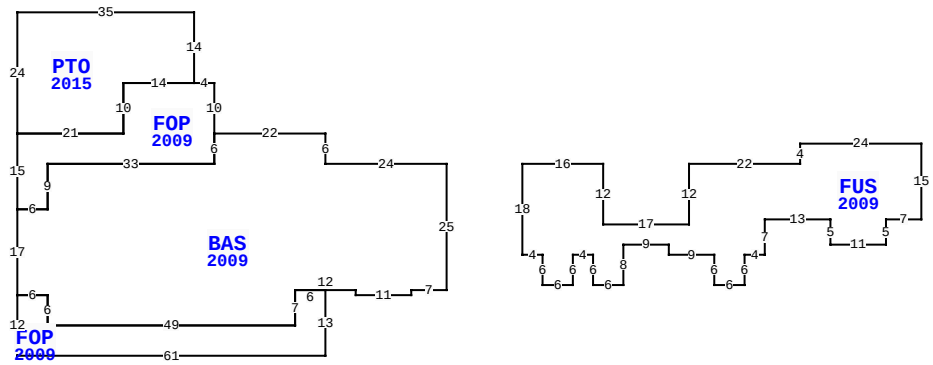
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2009	2,563	348,476
FOP	444	30	2009	133	18,083
FOP	468	30	2009	140	19,035
FUS	1,242	100	2009	1,242	168,868
PTO	700	5	2015	35	4,759
TOTALS	5,417			4,113	559,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,113	112.8204	148.92	612,508	2009	2009	0	0	0	8.70	91.30

2 SNGL FAM – 100% - 1999 Heated Area: 3805 HX Base Yr 1999



44449 WOODRIDGE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		619,956
TOTAL MARKET OB/XF VALUE		35,731
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		705,687
SOH/AGL Deduction		345,129
ASSESSED VALUE		360,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,836
TOTAL JUST VALUE		705,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011459	GARAGE	112,566	10/31/2019
C21670	CO ISSUED	0	12/29/2009
E21664	ELEC OTHER	3,500	03/01/2009
M14391	MECH OTHER	0	02/01/2009
P13561	NEW CONSTR	0	11/01/2008
B21670	NEW CONSTR	262,548	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1750	3/12/1998	WD	Q	I		30,000
GRANTOR: KENDRICK FRANCES B						
GRANTEE: DEFEE ANTHONY H JR						
0327/0171	12/01/1980	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 N6 W22 FOP=[YR=2009] N10 W4 PTO=[YR=2015] N14 W35 S24 E21 N10 E14$ W14 S10 W21 S15 E6 N9 E33 N6$ S6 W33 S9 W6 S17 FOP=[YR=2009] S12 E61 N13 W6 S7 W49 N6 W6$ E6 S6E49 N7 E12 S1 E11 N1 E7 N25 PTR=E15 FUS=[YR=2009] E16 S12 E17 N12 E22 N4 E24 S15 W7 S5 W11 N5 W13 S7 W4 S6 W6 N6 W9 N2 W9S8 W6 N6 W4 S6 W6 N6 W4 N18$ W15$.

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	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	1985	1985	3	44	1,785	
2	0810	CONCRETE A	0	100	0	0	428.00	SF	6.50	6.50	100	2009	2009	3	89	2,476	
3	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2010	2010	3	56	4,838	
4	0812	CONCRETE C	0	100	0	0	5,431.00	SF	4.00	4.00	100	2015	2015	3	95	20,638	
5	0351	CARPORT MT	0	100	30	27	810.00	SF	10.00	10.00	100	2025	2017		74	5,994	

LAND DESCRIPTION

TOTAL OB/XF 35,731

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 10/13/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

BLOCK 5 LOT 6
IN OR 825 PG 1750
WOODLAND ESTATES UNIT 2

DEFEE ANTHONY H JR
44449 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

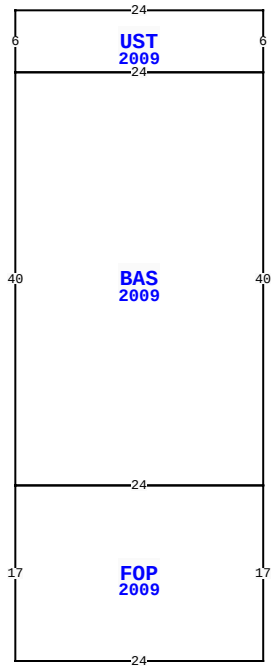
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2009	960	16,113
FOP	408	30	2009	122	2,048
UST	144	45	2009	65	1,091
TOTALS	1,512			1,147	19,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,147	56.7000	20.98	24,064	2009	2009	0	0	0	20.00	80.00

3 GARAGE RES – 100% - 1999 Heated Area: 960 HX Base Yr 1999



44449 WOODRIDGE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		619,956
TOTAL MARKET OB/XF VALUE		35,731
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		705,687
SOH/AGL Deduction		345,129
ASSESSED VALUE		360,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,836
TOTAL JUST VALUE		705,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11402	REPAIR/RRF	3,500	07/01/2008
MH982103	MH MOVE-ON	0	03/01/1998
MHU95766	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1750	3/12/1998	WD	Q	I		30,000
GRANTOR: KENDRICK FRANCES B						
GRANTEE: DEFEE ANTHONY H JR						
0327/0171	12/01/1980	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2009] W24 S6 BAS=[YR=2009] S40 FOP=[YR=2009] S17 E24 N17 W24$ E24 N40 W24$ E24 N6$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/13/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

BLOCK 5 LOT 6
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WOODLAND ESTATES UNIT 2

DEFEE ANTHONY H JR
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CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

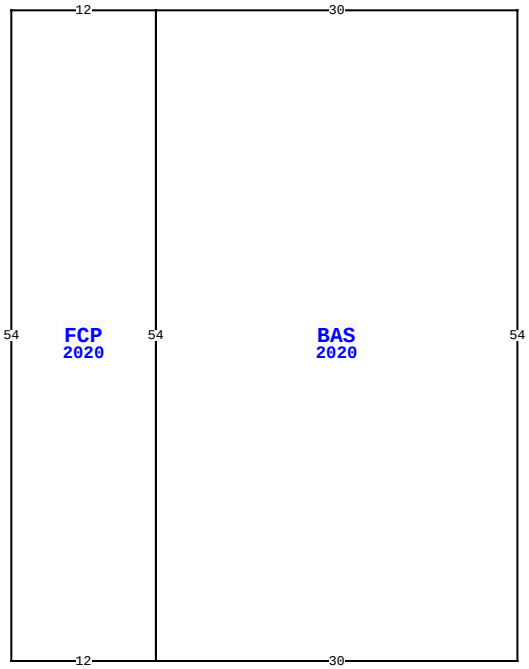
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2020	1,620	37,714
FCP	648	25	2020	162	3,772
TOTALS	2,268			1,782	41,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,782	65.5000	24.25	43,214	2020	2020	0	0	0	4.00	96.00

4 GARAGE RES – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



44449 WOODRIDGE DR, CALLAHAN

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XF DATE		LAND DATE	05/23/2023 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1750	3/12/1998	WD	Q	I		30,000
GRANTOR: KENDRICK FRANCES B						
GRANTEE: DEFEE ANTHONY H JR						
0327/0171	12/01/1980	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=10,0] W30 S54 E30 N54 $
FCP=[YR=2020;ORIG=-20,0] W12 S54 E12 N54 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/13/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS