BLOCK 5 LOT 7
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

ZOELLER CHARLES M JR
P O BOX 885
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0070

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

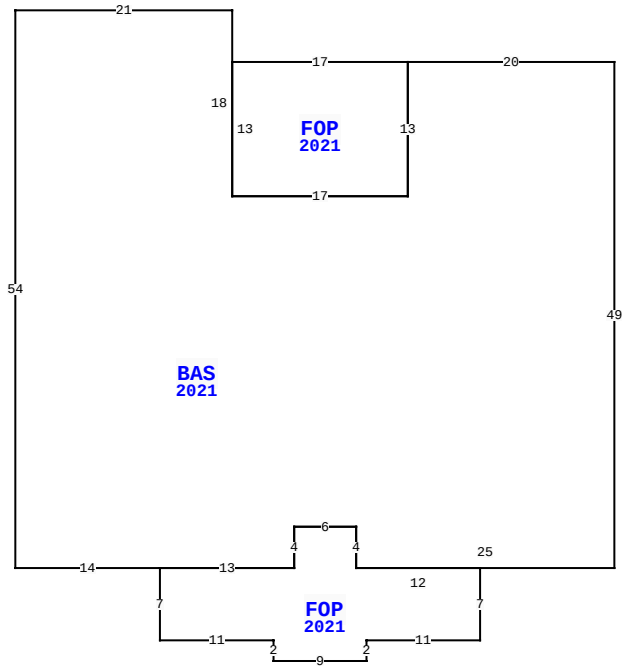
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,702	100	2021	2,702	391,479
FOP	221	30	2021	66	9,563
FOP	259	30	2021	78	11,301
TOTALS	3,182			2,846	412,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,846	112.2912	148.22	421,834	2021	2021	0	0	0	2.25	97.75

1 SNGL FAM – 0% - 0 Heated Area: 2702 HX Base Yr



44467 WOODRIDGE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	412,343
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	462,343
SOH/AGL Deduction	38,468
ASSESSED VALUE	423,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,875
TOTAL JUST VALUE	462,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001547	CO ISSUED	0	12/29/2021
21001547	NEW CONSTR	334,099	02/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2374/1431	7/07/2020	QC	U	I	11	100
GRANTOR: CONNOR KAREN H						
GRANTEE: ZOELLER CHARLES M J						
1334/0580	7/19/2005	WD	Q	I	06	31,200
GRANTOR: ZOELLER CHARLES M SR						
GRANTEE: CONNOR JAMES E & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FOP=[YR=2021] W17 S13 E17 N13$ S13 W17 N18 W21 S54 E14 FOP=[YR=2021] S7 E11 S2 E9 N2 E11 N7 W12 N4 W6 S4 W13$ E13 N4 E6 S4 E25 N49$.

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
1	000100	C	RES	0	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 01/24/2022 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS