BLOCK 5 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

APPLEGATE CAROLYN D
44493 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0005-0080

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 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	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

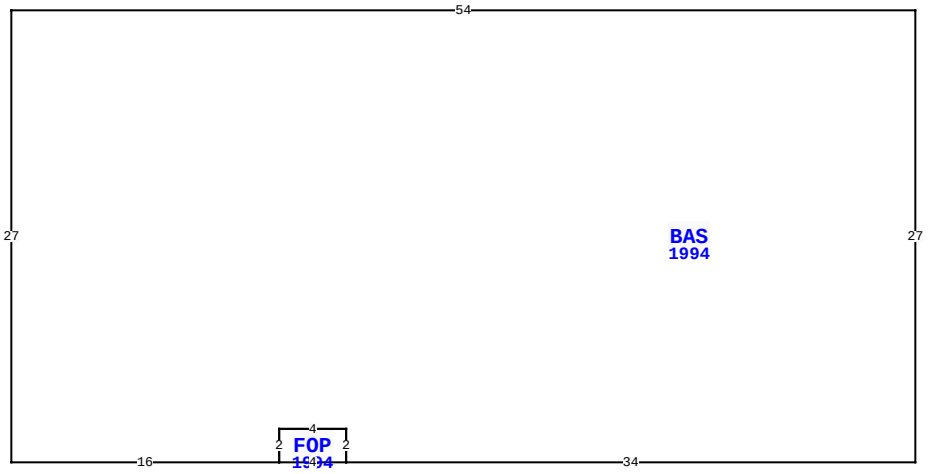
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1994	1,450	185,823
FOP	8	30	1994	2	256
TOTALS	1,458			1,452	186,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,452	113.2200	149.45	217,001	1994	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2022 Heated Area: 1450 HX Base Yr 2022



44493 WOODRIDGE DR, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	810.00	SF	4.00	4.00	100	1994	1994	3	66	2,138	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	1994	1994	3	20	1,123	
4	0510	GARAGE WD-	0	100	24	14	336.00	SF	24.85	24.85	100	1995	1995	3	20	1,670	
5	0351	CARPORT MT	0	100	27	26	702.00	SF	8.00	8.00	100	2007	2007	3	27	1,516	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		186,078
TOTAL MARKET OB/XF VALUE		9,037
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		245,115
SOH/AGL Deduction		54,228
ASSESSED VALUE		190,887
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		135,165
TOTAL JUST VALUE		245,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006697	1500 FGR 240 FOP	107,244	06/20/2025
B94969	ADDITION	12,000	04/01/1994
93471	NEW CONSTR	62,300	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/0673	2/05/2021	WD	Q	I	01	279,900
GRANTOR: CLEMENTS JIMMIE C & E						
GRANTEE: APPLEGATE CAROLYN D						
0411/0117	2/01/1984	WD	U	I		26,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W54 S27 E16 FOP=[YR=1994] E4 N2 W4 S2$ N2 E4 S2 E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,037

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 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS