BLOCK 5 LOT 13
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

SIMS DONALD D SR
2791 PARMENTER RD
BRYCEVILLE, FL 32009

2025

16-1N-25-2912-0005-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

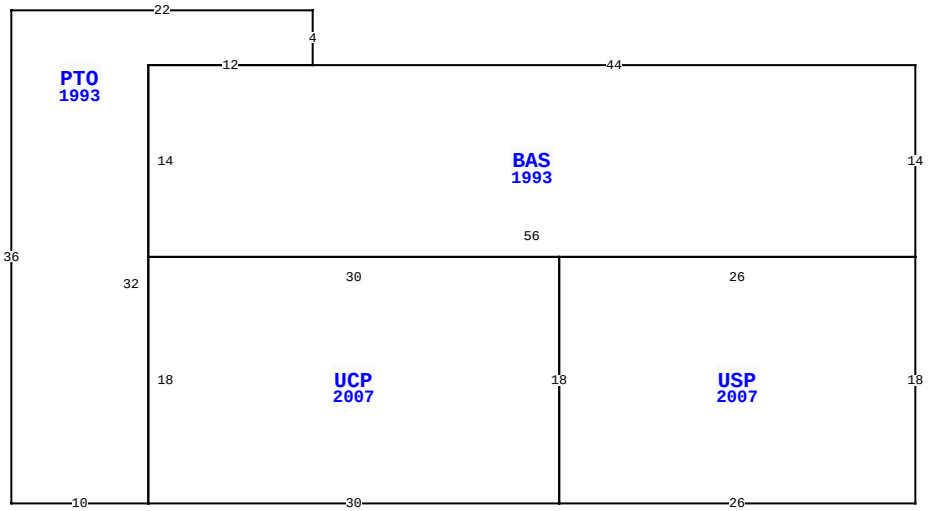
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	18,251
PTO	408	5	1993	20	466
UCP	540	20	2007	108	2,514
USP	468	50	2007	234	5,447
TOTALS	2,200			1,146	26,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,146	97.0000	77.60	88,930	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



44641 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	26,679
TOTAL MARKET OB/XF VALUE	8,574
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	85,253
SOH/AGL Deduction	16,045
ASSESSED VALUE	69,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,208
TOTAL JUST VALUE	85,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8558	MH MOVE-ON	9,000	05/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/638	2/25/2025	QC	U	I	11	100
GRANTOR: CONNELL NORMAN L JR						
GRANTEE: SIMS DONALD D SR						
2738/1531	9/18/2024	QC	U	I	11	100
GRANTOR: PEAVEY BENNY BOYD						
GRANTEE: CONNELL NORMAN LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 PTO=[YR=1993] N4 W22 S36 E10 UCP=[YR=2007] E30 USP=[YR=2007] E26 N18 W26 S18$ N18 W30 S18$ N32 E12$ W12 S14 E56 N14$.

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	0510	GARAGE WD-	0	0	38	30	1,140.00	SF	35.00	35.00	100	1993	1993	3	20	7,980	
2	0681	POLE SHED	0	0	18	11	198.00	SF	15.00	15.00	100	1980	1980	3	20	594	

LAND DESCRIPTION

TOTAL OB/XF 8,574

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	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 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