BLOCK 6 LOT 10
IN OR 1720/697
WOODLAND ESTATES UNIT 2

STEEL SHERI ANN
44366 WOODRIDGE DR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

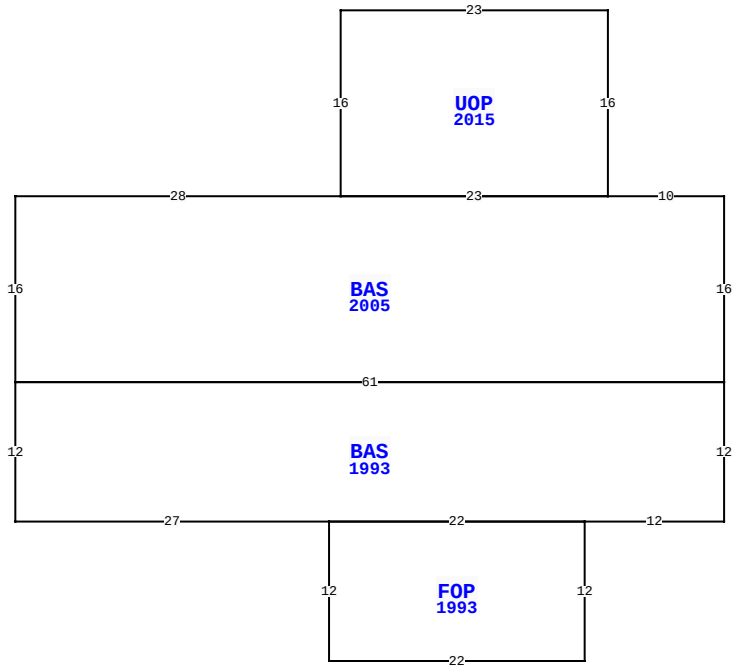
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1993	732	48,572
BAS	976	100	2005	976	64,763
FOP	264	30	1993	79	5,242
UOP	368	20	2015	74	4,910
TOTALS	2,340			1,861	123,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,861	106.4280	78.76	146,572	1973	1990	0	0	0	15.75	84.25

1 MH/SFR – 100% - 2020 Heated Area: 1708 HX Base Yr 2020



44366 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		123,487
TOTAL MARKET OB/XF VALUE		7,704
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		181,191
SOH/AGL Deduction		21,861
ASSESSED VALUE		159,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,608
TOTAL JUST VALUE		181,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001780	REPAIR/RRF	8,400	02/26/2020
B24251	REMODEL	1,250	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1720/0697	1/17/2011	WD	U	I	30	80,000
GRANTOR: STEEL DESSIE						
GRANTEE: STEEL SHERI ANN & D						
1446/1371	9/22/2006	WD	Q	I		210,000
GRANTOR: WILLIAMS JIMMIE J & I						
GRANTEE: STEEL DESSIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W10 W23 W28 S16 E61 N16 $
BAS=[YR=1993;ORIG=0,16] W61 S12 E27 E22 E12 N12 $
UOP=[YR=2015;ORIG=-10,0] N16 W23 S16 E23 $
FOP=[YR=1993;ORIG=-34,28] S12 E22 N12 W22 $
.

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	11	20	220.00	SF	19.50	19.50	100	1992	1992	3	20	858	
2	0681	POLE SHED	0	100	7	20	140.00	SF	15.00	15.00	100	1992	1992	3	20	420	
3	0812	CONCRETE C	0	100	0	0	1,137.00	SF	4.00	4.00	100	1990	1990	3	57	2,592	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2006	2006	3	24	936	
5	0473	VF 3 RAIL	0	100	0	0	560.00	LF	7.50	7.50	100	2007	2007	3	69	2,898	

LAND DESCRIPTION

TOTAL OB/XF 7,704

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/10/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS