BLOCK 6 LOT 11
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

WALKER THERESA
44332 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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		0 100
Quality	03	Quality Level 03

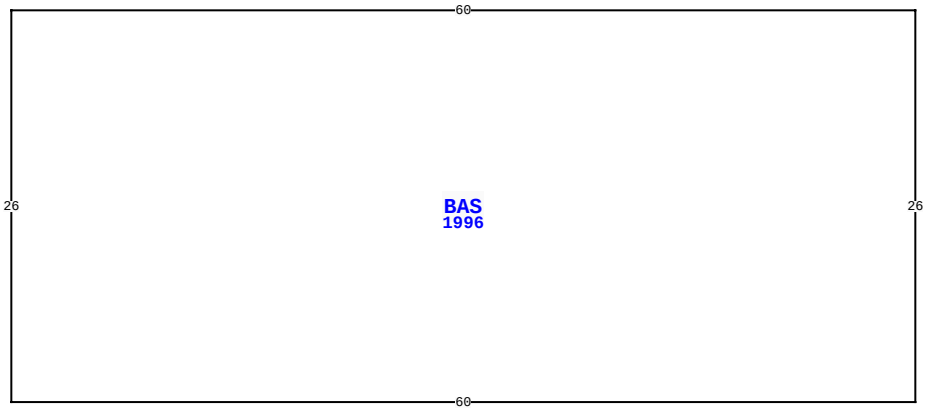
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1996	1,560	64,603
TOTALS	1,560			1,560	64,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.0000	98.60	153,816	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 2024 Heated Area: 1560 HX Base Yr



44332 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	64,603
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	114,603
SOH/AGL Deduction	0
ASSESSED VALUE	114,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,603
TOTAL JUST VALUE	114,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973786	CARPORT	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1003	11/15/2023	QC	U	I	11	100
GRANTOR: MEANS AMYJO						
GRANTEE: WALKER THERESA						
2592/1690	9/23/2022	FJ	U	I	11	0
GRANTOR: HICKS PAMELA J EST						
GRANTEE: TIPPING MICHAEL JON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S26 E60 N26$.

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