BLOCK 7 LOT 1
IN OR 1232/1217
WOODLAND ESTATES UNIT 2

BARR DAVID D
44266 WOODLAND CIR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

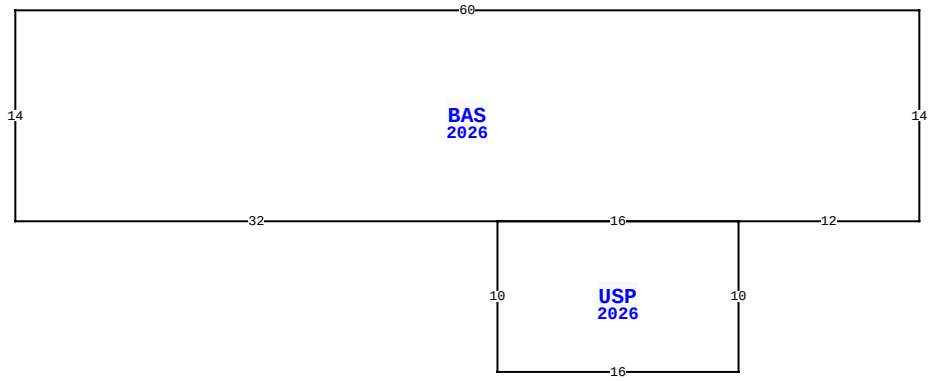
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2026	840	26,304
USP	160	50	2026	80	2,505
TOTALS	1,000			920	28,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	122.8000	104.38	96,030	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2025 Heated Area: 840 HX Base Yr



44414 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	28,809
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	78,809
SOH/AGL Deduction	8,658
ASSESSED VALUE	70,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,151
TOTAL JUST VALUE	78,809
NCON VALUE	28,809
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632239	ADDITION	3,571	05/01/2016
MH155668	CO ISSUED	0	10/07/2015
MH155668	MH MOVE-ON	0	09/01/2015
E0414105	ELEC OTHER	2,000	12/01/2004
9074	MH MOVE-ON	16,000	10/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/1217	5/24/2004	QC	U	I	07	100
GRANTOR: FINNEY JESSIE G						
GRANTEE: BARR DAVID D						
1216/1257	3/19/2004	QC	Q	I	06	25,000
GRANTOR: FINNEY JESSIE G						
GRANTEE: BARR DAVID D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E60 S14 W12 W16 W32 N14 $
USP=[YR=2026;ORIG=42,24] E16 S10 W16 N10 $
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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 06/04/2025 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS