BLOCK 7 LOT 2 2003 SKYO DWMH
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HOLLAND GREGORY T
44462 WOODRIDGE DR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0020

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	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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

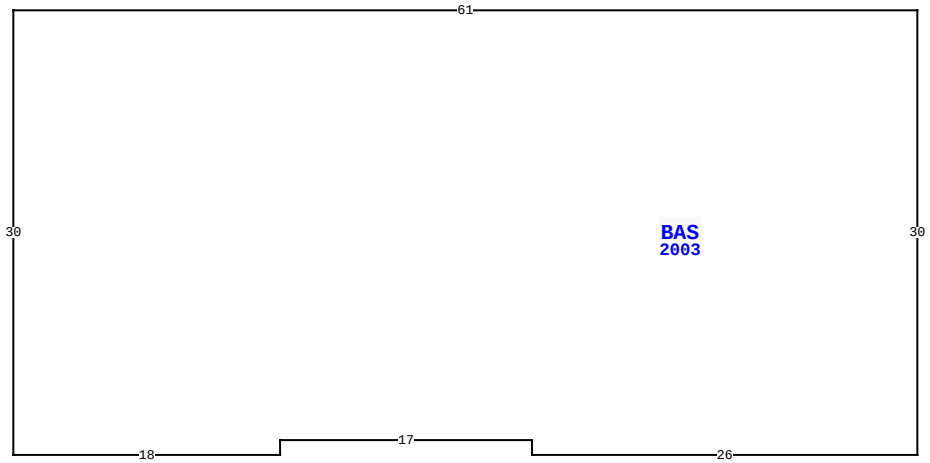
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	2003	1,813	90,306
TOTALS	1,813			1,813	90,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,813	117.2000	99.62	180,611	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2020 Heated Area: 1813 HX Base Yr 2020



44462 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		90,306
TOTAL MARKET OB/XF VALUE		18,376
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		158,682
SOH/AGL Deduction		38,566
ASSESSED VALUE		120,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,394
TOTAL JUST VALUE		158,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327429	CARPORT	18,279	07/01/2013
MH	MH MOVE-ON	0	06/01/2003
P6849	NEW CONSTR	0	06/01/2003
8382	MH MOVE-ON	17,500	11/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1146	12/02/2019	FJ	U	I	11	0
GRANTOR: HOLLAND THOMAS EDWARD						
GRANTEE: HOLLAND GREGORY T						
1019/1186	11/15/2001	QC	Q	V	01	100
GRANTOR: HOLLAND THOMAS E & JA						
GRANTEE: HOLLAND THOMAS EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W61 S30 E18 N1 E17 S1 E26 N30$.

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	2003	2003	3	86	3,010	
2	0510	GARAGE WD-	0	100	25	30	750.00	SF	35.00	35.00	100	2005	2005	3	36	9,450	
3	0351	CARPORT MT	0	100	25	25	625.00	SF	10.00	10.00	100	2005	2005	3	22	1,375	
4	0681	POLE SHED	0	100	10	30	300.00	SF	15.00	15.00	100	2005	2005	3	36	1,620	
5	0351	CARPORT MT	0	100	0	0	900.00	SF	5.90	5.90	100	2013	2013	3	55	2,921	

LAND DESCRIPTION

TOTAL OB/XF 18,376

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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS