BLOCK 7 LOT 7
1976 DEEPS DW/MH
IN OR 1661/2000

HOLLAND GREGORY T
44462 WOODRIDGE DR
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

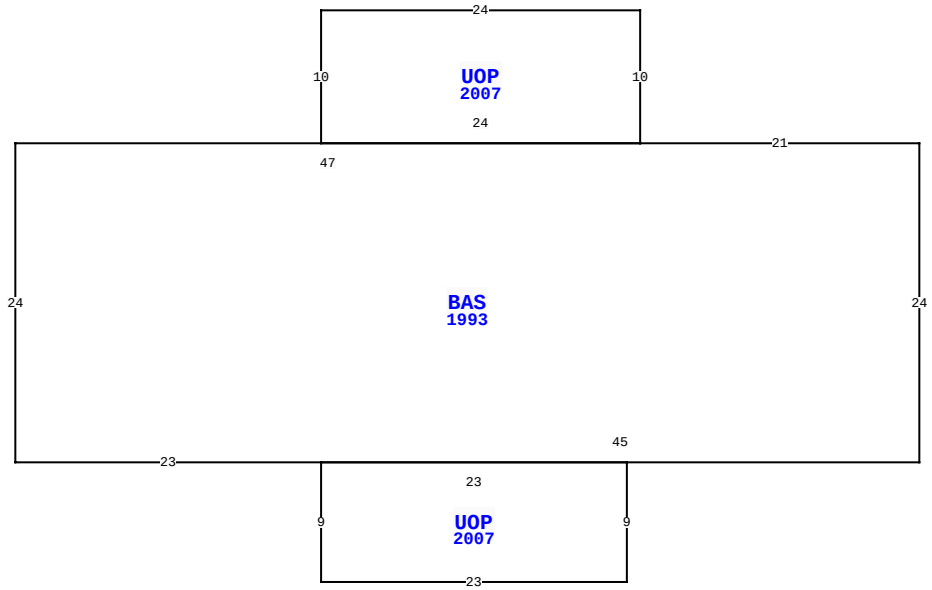
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	34,781
UOP	207	25	2007	52	1,108
UOP	240	25	2007	60	1,279
TOTALS	2,079			1,744	37,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,744	88.8000	71.04	123,894	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1632 HX Base Yr



44233 WOODLAND CIR, 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	37,168
TOTAL MARKET OB/XF VALUE	7,423
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	94,591
SOH/AGL Deduction	4,885
ASSESSED VALUE	89,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,706
TOTAL JUST VALUE	94,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632417	CARPORT	20,758	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1661/2000	1/29/2010	WD	Q	I	01	80,000
GRANTOR: GRUBBS CECILIA JANE E						
GRANTEE: HOLLAND GREGORY T						
0201/0202	1/01/1975	WD	Q	V		8,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=2007] N10 W24 S10 E24$ W47 S24 E23
UOP=[YR=2007] S9 E23 N9 W23$ E45 N24$.

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	0	24	12	288.00	SF	18.30	18.30	100	1987	1987	3	20	1,054	
2	0681	POLE SHED	0	0	24	11	264.00	SF	15.00	15.00	100	1987	1987	3	20	792	
3	0940	SHEDS/PORT	0	0	18	12	216.00	SF	18.30	18.30	100	1987	1987	3	20	791	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	18.30	18.30	100	1987	1987	3	20	439	
5	0351	CARPORT MT	0	0	30	30	900.00	SF	6.90	6.90	100	2016	2016	3	70	4,347	

LAND DESCRIPTION

TOTAL OB/XF 7,423

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 01/30/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS