BLOCK 7 LOT 19
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

44648 WOODBRIDGE LAND TRUST/EVANS JOHN TRUSTEE
PO BOX 99
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0190

BUILDING CHARACTERISTICS

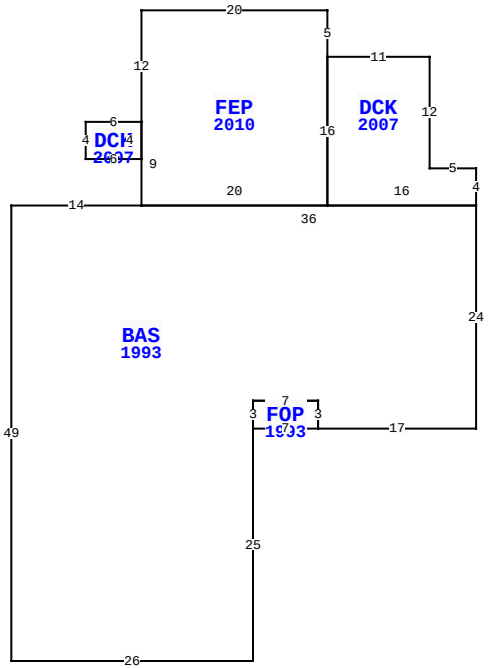
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,829	100	1993	1,829	159,764
DCK	24	10	2007	2	174
DCK	196	10	2007	20	1,747
FEP	420	80	2010	336	29,349
FOP	21	30	1993	6	524
TOTALS	2,490			2,193	191,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	103.6840	103.68	227,370	1988	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2013 Heated Area: 1829 HX Base Yr 2013



44648 WOODRIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		191,559
TOTAL MARKET OB/XF VALUE		32,768
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		274,327
SOH/AGL Deduction		107,735
ASSESSED VALUE		166,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,870
TOTAL JUST VALUE		274,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6747	MH MOVE-ON	17,680	09/19/1990
4609	TEMP POLE	0	10/23/1987
4448	NEW CONSTR	64,360	10/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/948	5/19/2025	WD	U	I	30	206,100
GRANTOR: EVANS JOHN GRADY						
GRANTEE: 44648 WOODBRIDGE LA						
1734/0053	11/17/2010	QC	U	I	11	100
GRANTOR: EVANS HOYT L						
GRANTEE: EVANS JOHN GRADY						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W5 N12 W11 FEP=[YR=2010] N5 W20 S12
DCK=[YR=2007] W6 S4 E6 N4$ S9 BAS=[YR=1993] W14 S49 E26 N25
FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S3 E17 N24 W36$ E20 N16$ S16 E16 N4$.

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	0812	CONCRETE C	0	100	7	10	70.00	SF	4.00	4.00	100	1988	1988	3	52	146	
2	0812	CONCRETE C	0	100	31	24	744.00	SF	4.00	4.00	100	1988	1988	3	52	1,548	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.30	18.30	100	1988	1988	3	20	1,054	
4	0681	POLE SHED	0	100	20	22	440.00	SF	15.00	15.00	100	2000	2000	3	27	1,782	
5	0511	GARAGE CB-	0	100	26	40	1,040.00	SF	40.00	40.00	100	1990	1990	3	57	23,712	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2008	2008	3	31	1,488	
7	0473	VF 3 RAIL	0	100	0	0	500.00	LF	7.50	7.50	100	2012	2012	3	81	3,038	

LAND DESCRIPTION

TOTAL OB/XF 32,768

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS