

BLOCK 7 LOT 20
IN OR 339 PG 08
R407785 & R407786

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44614 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0200



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 70			
Interior Floor	12	HARDWOOD 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	1,800	100	1993	1,800	50,458
BAS	640	100	2007	640	17,941
FOP	76	30	1993	23	645
UOP	190	25	2007	48	1,346
TOTALS	2,706			2,511	70,388

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,511	116.8000	93.44	234,628	1989	1992	0	0	0	70.00	30.00
1 M/H 93- - 100% - 0												
Heated Area: 2440												
HX Base Yr												
The diagram shows a property layout with four distinct areas, each labeled with a blue text box containing its name and year. The areas are: BAS 2007 (top), BAS 1993 (middle), FOP 1993 (bottom left), and UOP 2007 (bottom right). Dimensions are provided for each area and the overall plot. The overall plot dimensions are 45 (width) and 28 (height). The BAS 2007 area is 32 (width) and 20 (height). The BAS 1993 area is 22 (width) and 28 (height). The FOP 1993 area is 19 (width) and 4 (height). The UOP 2007 area is 19 (width) and 10 (height). The FOP 1993 area is located within the BAS 1993 area. The UOP 2007 area is located within the BAS 2007 area. The overall plot is located within the BAS 1993 area.												