BLOCK 7 LOT 22
2002 SCHULT DW
IN OR 677 PG 502

THARPE TRUDIE T EST
44542 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0220

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 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

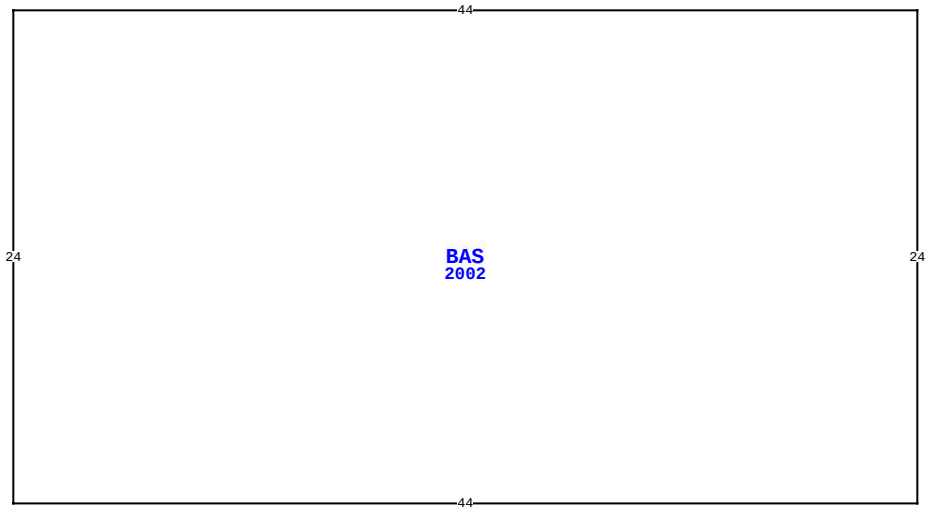
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2002	1,056	50,323
TOTALS	1,056			1,056	50,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	116.8000	99.28	104,840	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1056 HX Base Yr



44542 WOODRIDGE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	50,323
TOTAL MARKET OB/XF VALUE	192
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	100,515
SOH/AGL Deduction	2,696
ASSESSED VALUE	97,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,819
TOTAL JUST VALUE	100,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3745	MH MOVE-ON	0	02/01/2002
P5338	NEW CONSTR	0	02/01/2002
M5679	H/AC	0	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0677/0502	3/22/1993	WD	Q	V		22,500
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: THARPE TRUDIE T						
0502/1152	11/01/1986	WD	U	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 S24 E44 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	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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 08/07/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS