BLOCK 7 LOT 23
IN OR 1016/320
WOODLAND ESTATES UNIT 2

HOLLAND JACKLYN ANNETTE
44502 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2912-0007-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

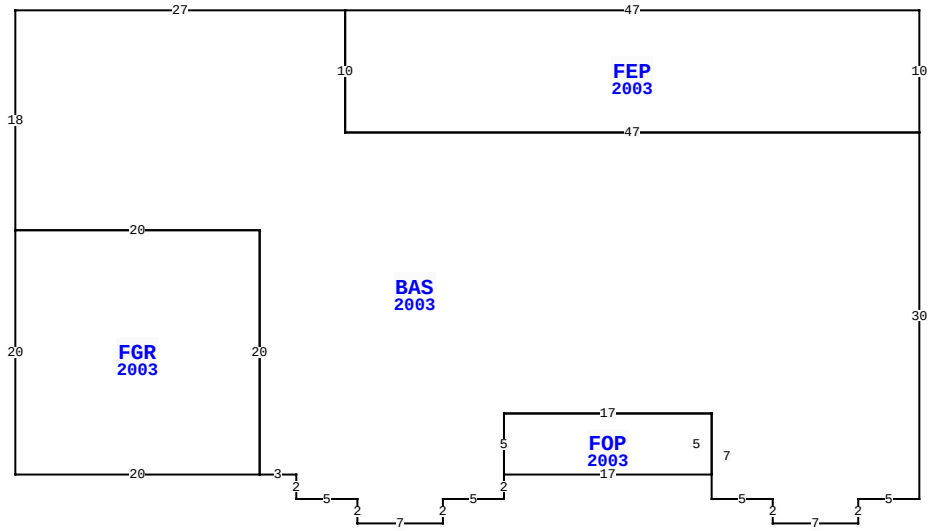
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	2003	1,953	242,620
FEP	470	80	2003	376	46,710
FGR	400	55	2003	220	27,330
FOP	85	30	2003	26	3,230
TOTALS	2,908			2,575	319,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,575	106.9440	141.17	363,513	2003	2008	0	0	0	12.00	88.00

2 SNGL FAM – 100% - 0 Heated Area: 1953 HX Base Yr 2001



44502 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		319,891
TOTAL MARKET OB/XF VALUE		14,438
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		384,329
SOH/AGL Deduction		200,284
ASSESSED VALUE		184,045
TOTAL EXEMPTION VALUE	HX HB SL	184,045
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		384,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007774	REPAIR/RRF	15,988	12/01/2017
B1327428	CARPORT	10,967	07/01/2013
P7893	NEW CONSTR	0	04/01/2004
B963505	NEW CONSTR	75,000	02/01/1997
6760	NEW CONSTR	93,002	10/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/0320	10/26/2001	QC	Q	I	01	100
GRANTOR: HOLLAND THOMAS EDWARD						
GRANTEE: HOLLAND JACKLYN ANN						
0183/0595	1/01/1974	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2003] W47 BAS=[YR=2003] W27 S18 FGR=[YR=2003] S20 E20 N20 W20$ E20 S20 E3 S2 E5 S2 E7 N2 E5 N2 FOP=[YR=2003] E17 N5 W17 S5$ N5 E17 S7 E5 S2 E7 N2 E5 N30 W47 N10$ S10 E47 N10$.

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	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1987	1987	3	20	2,016	
2	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	1985	1985	3	20	1,344	
3	0940	SHEDS/PORT	0	100	13	13	169.00	SF	30.00	30.00	100	1985	1985	3	20	1,014	
4	1242	WD DECK A	0	100	0	0	892.00	SF	10.00	10.00	100	1984	1984	3	20	1,784	
5	0940	SHEDS/PORT	0	100	11	10	110.00	SF	27.00	27.00	100	2001	2001	3	20	594	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
7	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2003	2003	3	82	1,706	
8	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2013	2013	3	55	2,970	

LAND DESCRIPTION

TOTAL OB/XF 14,438

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 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