

BLOCK 4 LOT 1
IN OR 594/1218
WOODLAND ESTATES UNIT 2

HOLDER MICHAEL G & NANCY P
44161 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0004-0010



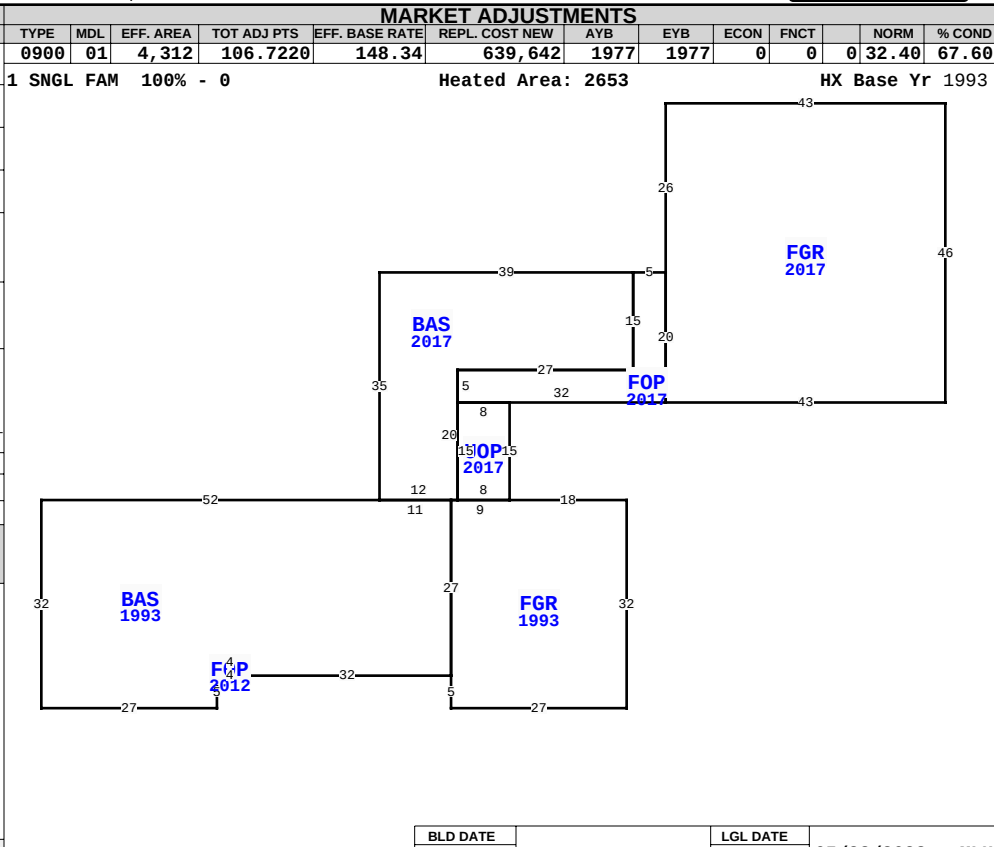
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,828	100	1993	1,828	183,308
BAS	825	100	2017	825	82,730
FGR	864	55	1993	475	47,632
FGR	1,978	55	2017	1,088	109,102
FOP	8	30	2012	2	201
FOP	235	30	2017	70	7,020
UOP	120	20	2017	24	2,407
TOTALS	5,858			4,312	432,398

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0940	SHEDS/PORT
3	0510	GARAGE WD-

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



44161 WOODRIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	432,398		
TOTAL MARKET OB/XF VALUE	5,208		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	487,606		
SOH/AGL Deduction	209,845		
ASSESSED VALUE	277,761		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	226,350		
TOTAL JUST VALUE	487,606		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	527,099		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP166563	GARAGE	184,457	01/25/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
0594/1218	4/11/1990	WD Q	I
GRANTOR: ROSE NANCY M			
GRANTEE: HOLDER MICHAEL & N			
0213/0256	3/05/1976	WD Q	V
GRANTOR: ST REGIS LAND DEVELOP			
GRANTEE: MOTE PAUL W & NANCY			

BUILDING NOTES			
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BUILDING DIMENSIONS			
FGR=[YR=2017] W43 S26 FOP=[YR=2017] W5 BAS=[YR=2017] W39 S35			
BAS=[YR=1993] W52 S32 E27 N5 FOP=[YR=2012] E4 N2 W4 S2 \$ N2			
E4 S2 E32 FGR=[YR=1993] S5 E27 N32 W18 UOP=[YR=2017] N15 W8			
S15 E8\$ W9 S27\$ N27 W11\$ E12 N20 E27 N15\$ S15 W27 S5 E32 N20\$			
S20 E43 N46\$.			

TOTAL OB/XF									
5,208									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00
Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000									