

BLOCK 5 LOT 2
IN OR 261 PG 485
RP 2452 & 2453

NETTLES JAMES W & LINDA M
44289 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

Quality	04	Quality Level 04
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	1,342	100	1993	1,342	46,376
FCP	672	25	1993	168	5,806
FOP	200	30	1993	60	2,073
FSP	320	60	1993	192	6,635
TOTALS	2,534			1,762	60,890

TOTALS		2, 534				1, 762		60, 890	
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0940	SHEDS/PORT	0	100	10	10			
2	0351	CARPORT MT	0	100	10	10			
3	0511	GARAGE CB-	0	100	24	28			
4	0351	CARPORT MT	0	100	12	28			
5	1242	WD DECK A	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	RES	100	000				

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,762	135.5200	115.19	202,965	1978	1978	0	0	0	70.00	30.00	
1 M/H 93- 100% - 0 Heated Area: 1342 HX Base Yr													
44289 WOODRIDGE DR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/23/2023 MLU													

TOTAL OB/XF													
20,065													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		60,890	
TOTAL MARKET OB/XF VALUE		20,065	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		130,955	
SOH/AGL Deduction		58,414	
ASSESSED VALUE		72,541	
TOTAL EXEMPTION VALUE		HX HB SL 72,541	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		130,955	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0261/0485	3/17/1978	WD	U	V		9,000	
GRANTOR: ST REGIS LAND DEVELOP							
GRANTEE: NETTLES JAMES W & L							

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=1993] W32 S8 BAS=[YR=1993] W11 S2 W12 FCP=[YR=1993] W28 S24 E28 N24\$ S24 E23 FOP=[YR=1993] S10 E20 N10 W20\$ E32 N24 W32 N2\$ S2 E32 N10\$.													

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS