BLOCK 5 LOT 3
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

ABERNATHY KEVIN AMES & NIKKI MARIE
44337 WOODRIDGE DR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

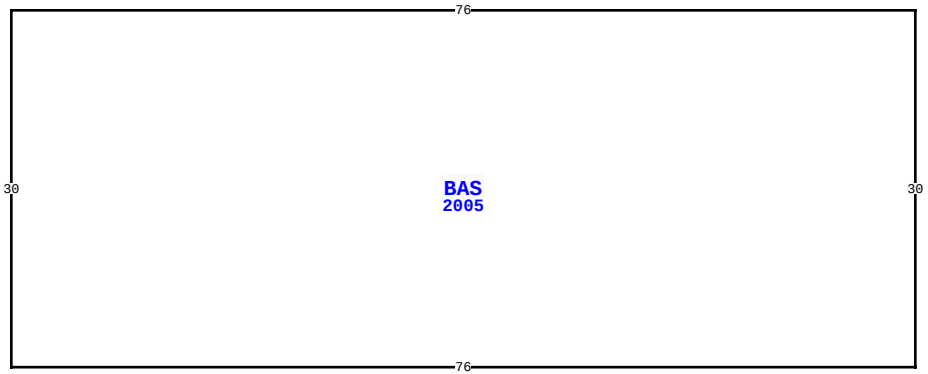
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	234,076
TOTALS	2,280			2,280	234,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.4000	104.76	238,853	2005	2023	0	0	0	2.00	98.00

1 M/H 94+ 0% - 2025 Heated Area: 2280 HX Base Yr



44337 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	234,076
TOTAL MARKET OB/XF VALUE	9,514
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	293,590
SOH/AGL Deduction	0
ASSESSED VALUE	293,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,590
TOTAL JUST VALUE	293,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09727	REROOF	21,900	07/28/2023
MH?	MH MOVE-ON	0	10/01/2005
M10147	MECH OTHER	0	08/01/2005
6399	XFOB	11,016	04/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1699	1/11/2024	WD	Q	I	01	328,000
GRANTOR: HAND WENDELL A						
GRANTEE: ABERNATHY KEVIN AME						
2652/599	7/05/2023	QC	U	I	11	100
GRANTOR: HAND WILLIAM DAVID						
GRANTEE: HAND WENDELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E76 N30$.

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
4	0510	GARAGE WD-	0	0	18	35	630.00	SF	35.00	35.00	100	1992	1992	3	20	4,410	
5	0350	CARPORT WD	0	0	33	24	792.00	SF	13.00	13.00	100	1990	1990	3	20	2,059	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 9,514

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS