BLOCK 5 LOT 5
WOODLAND ESTATES UNIT 2 PBK 4/46
IN OR 2649/1993

MCMILLEN MELISSA DEEN
44407 WOODBRIDGE DRIVE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0005-0050

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
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

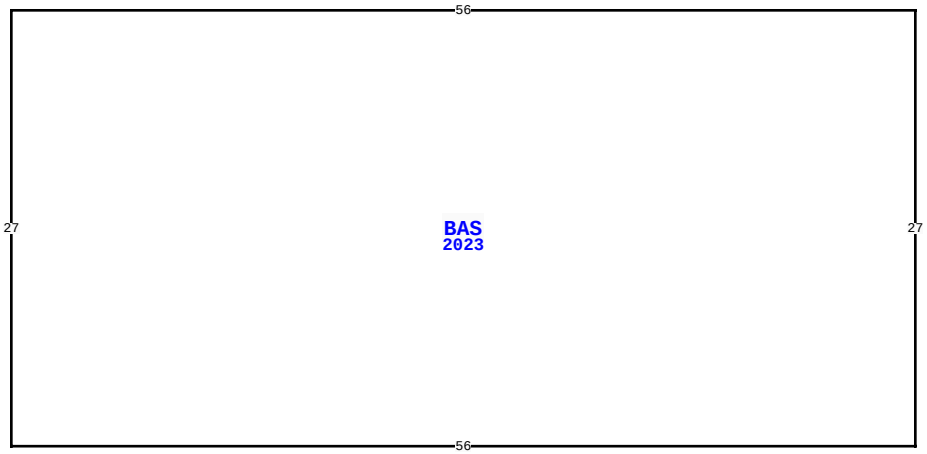
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	152,028
TOTALS	1,512			1,512	152,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	114.0000	102.60	155,131	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2024 Heated Area: 1512 HX Base Yr 2024



44407 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		152,028
TOTAL MARKET OB/XF VALUE		2,352
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		204,380
SOH/AGL Deduction		46,290
ASSESSED VALUE		158,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,679
TOTAL JUST VALUE		204,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,400

VIN: FL26100PHB204027(A/B) __ TITLE: 150556326 + 1
7/2023KW: MISC ALUMN STRGS + PL SHED = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-1161			05/03/2023
MH23-1161	MH MOVE ON		01/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1993	6/26/2023	QC	U	V	11	100

GRANTOR: DEEN JOSEPH A & BEVER
GRANTEE: MCMILLEN MELISSA DE

BUILDING NOTES

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	16	21	336.00	SF	35.00	35.00	100	2023	1979	03	20	2,352	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,352

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 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS