BLOCK 5 LOT 8
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

APPLEGATE CAROLYN D
44493 WOODRIDGE DRIVE
CALLAHAN, FL 32011

2026

16-1N-25-2912-0005-0080

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	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	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

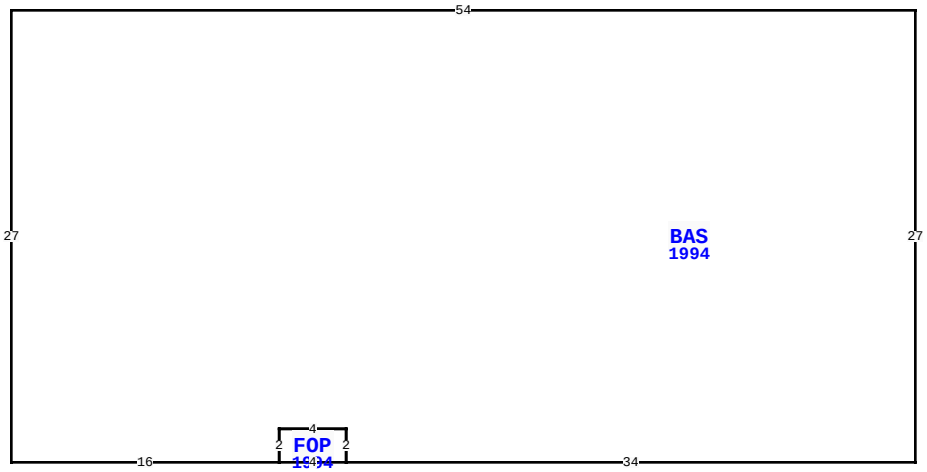
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1994	1,450	184,371
FOP	8	30	1994	2	254
TOTALS	1,458			1,452	184,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,452	118.8810	165.24	239,928	1994	1994	0	0	0	23.05	76.95

1 SNGL FAM 100% - 2022 Heated Area: 1450 HX Base Yr 2022



44493 WOODRIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1994	1994	3	20	1,728	
4	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	100	1995	1995	3	20	2,352	
5	0351	CARPORT MT	0	100	27	26	702.00	SF	10.00	10.00	100	2007	2007	3	24	1,685	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		219,674
TOTAL MARKET OB/XF VALUE		8,285
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,959
SOH/AGL Deduction		46,869
ASSESSED VALUE		231,090
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		174,679
TOTAL JUST VALUE		277,959
NCON VALUE		35,049
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006697	1500 FGR 240 FOP	107,244	06/20/2025
B94969	ADDITION	12,000	04/01/1994
93471	NEW CONSTR	62,300	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/0673	2/05/2021	WD	Q	I	01	279,900
GRANTOR: CLEMENTS JIMMIE C & E						
GRANTEE: APPLEGATE CAROLYN D						
0411/0117	2/01/1984	WD	U	I		26,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W54 S27 E16 FOP=[YR=1994] E4 N2 W4 S2$ N2 E4 S2 E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,285

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	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

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WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

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2026

16-1N-25-2912-0005-0080

BUILDING CHARACTERISTICS

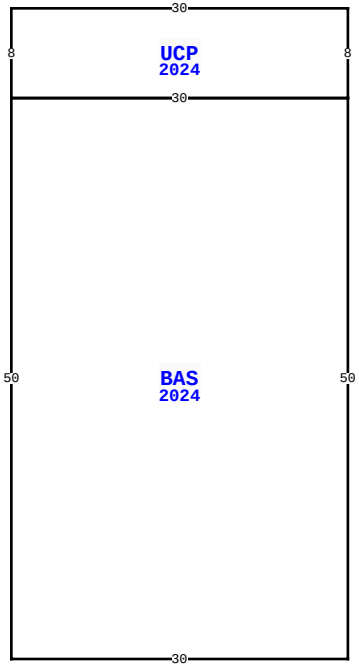
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	1,500	100	2024	1,500	33,962
UCP	240	20	2024	48	1,087
TOTALS	1,740			1,548	35,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,548	58.6500	22.87	35,403	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 1500 HX Base Yr 2022



44493 WOODRIDGE DR, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: APPLEGATE CAROLYN D						
0411/0117	2/01/1984	WD	U	I		26,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S50 W30 N50 $
UCP=[YR=2024;ORIG=50,2] E30 S8 W30 N8 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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