

BLOCK 7 LOT 2 2003 SKYO DWMH
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

HOLLAND GREGORY T
44462 WOODRIDGE DR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0007-0020



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	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

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	1,813	100	2003	1,813	91,793
TOTALS	1,813			1,813	91,793

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	25	30	750.00	SF	35.00
3	0351	CARPORT MT	0	100	25	25	625.00	SF	10.00
4	0681	POLE SHED	0	100	10	30	300.00	SF	15.00
5	0351	CARPORT MT	0	100	0	0	900.00	SF	10.00

LAND DESCRIPTION									
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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,813	117.2000	105.48	191,235	2003	2003	0	0
1 M/H 94+ 100% - 2020					Heated Area: 1813		HX Base Yr 2020		

30

61

30

18

17

26

BAS
2003

44462 WOODRIDGE DR, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/23/2023 MLU				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					91,793				
TOTAL MARKET OB/XF VALUE					18,628				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					160,421				
SOH/AGL Deduction					37,062				
ASSESSED VALUE					123,359				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					71,948				
TOTAL JUST VALUE					160,421				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					158,682				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327429	CARPORT	18,279	07/01/2013
MH	MH MOVE-ON	0	06/01/2003
P6849	NEW CONSTR	0	06/01/2003
8382	MH MOVE-ON	17,500	11/28/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2324/1146	12/02/2019	FJ	U	I	11	0			
GRANTOR: HOLLAND THOMAS EDWARD									
GRANTEE: HOLLAND GREGORY T									
1019/1186	11/15/2001	QC	Q	V	01	100			
GRANTOR: HOLLAND THOMAS E & JA									
GRANTEE: HOLLAND THOMAS EDWA									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2003] W61 S30 E18 N1 E17 S1 E26 N30\$.									