PT OF LOT 9
IN OR 389 PG 528
RATLIFF ACRES UNR

WILSON BRAD & ELAINE
43111 PINEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2900-0009-0030

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

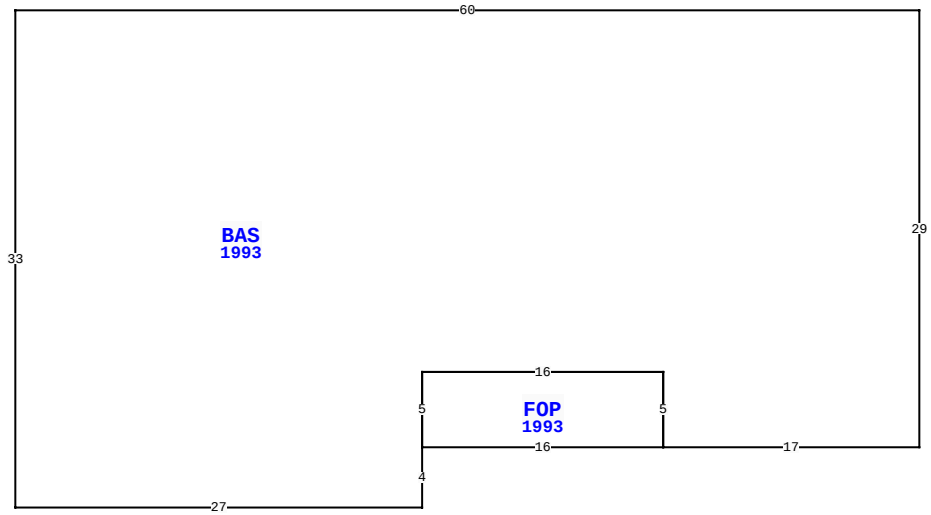
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	164,198
FOP	80	30	24	2,229
TOTALS	1,848		1,792	166,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,792	99.0000	117.56	210,668	1989	1994	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 0 Heated Area: 1768 HX Base Yr



43111 PINEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,428
TOTAL MARKET OB/XF VALUE		20,194
TOTAL LAND VALUE - MARKET		40,250
TOTAL MARKET VALUE		226,872
SOH/AGL Deduction		118,368
ASSESSED VALUE		108,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,504
TOTAL JUST VALUE		226,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5704	NEW CONSTR	59,855	05/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S33 E27 N4 FOP=[YR=1993] E16 N5 W16 S5 $ N5 E16 S5 E17 N29 $.

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
2	0511	GARAGE CB-	0	100	30	24	720.00	SF	30.00	30.00	100	1994	1994	3	70	15,120	
3	0812	CONCRETE C	0	100	0	0	1,982.00	SF	4.00	4.00	100	1991	1991	3	64	5,074	

LAND DESCRIPTION

TOTAL OB/XF 20,194

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	SFR	100	0006	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 02/04/2021 BY KB Total Acres: 1.15 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 08/02/2023 BY SYS