

PT OF LOT 1
IN OR 521 PG 194
WOODLAND EST #1 PB 4/29 & 30

ROBERTS VERNON RUSSELL JR
43283 PINERIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

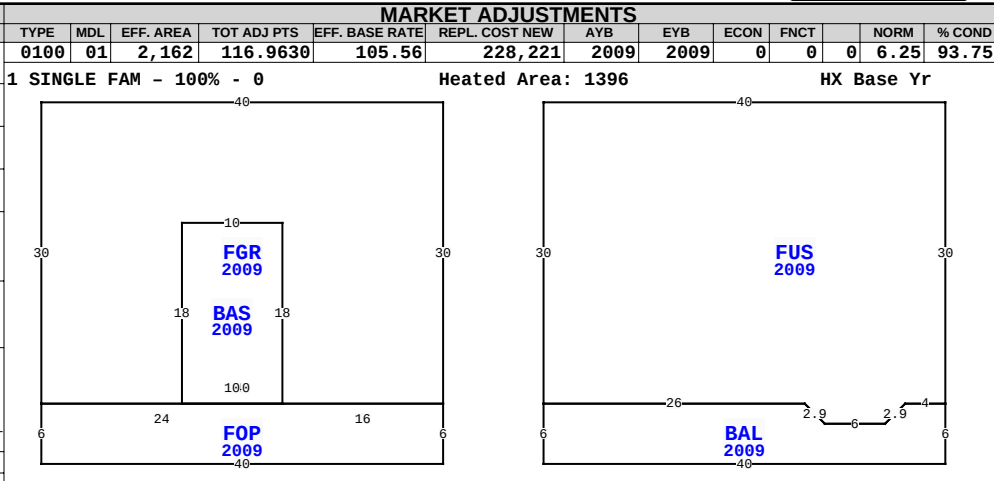
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	224	15	34	3,365
BAS	180	100	180	17,813
FGR	1,200	55	660	65,316
FOP	240	30	72	7,125
FUS	1,216	100	1,216	120,338
TOTALS	3,060		2,162	213,957

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
1	0810	CONCRETE A	0	100	10	12	144.00	SF	6.50	6.50	100	1987	1987	3	54.5	510	
4	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,587	
6	0812	CONCRETE C	0	100	0	0	1,293.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,077	
7	0940	SHEDS/PORT	0	100	25	10	240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440	
9	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	2009	2009	3	91	1,479	
10	0810	CONCRETE A	0	100	0	0	936.00	SF	6.50	6.50	100	2009	2009	3	91	5,536	
11	0803	ASPHALT C	0	100	0	0	1,847.00	SF	2.00	2.00	100	2008	2008	3	64	2,364	
12	0680	POLE SHED	0	100	36	30	1,080.00	SF	10.00	10.00	100	2022	2022	3	100	10,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							



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

43283 PINERIDGE DR, CALLAHAN

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

TOTAL OB/XF 26,793

LAND DESCRIPTION	TOTAL OB/XF
	26,793

NASSAU COUNTY PROPERTY										PAGE 1 of 2	6
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										222,747	
TOTAL MARKET OB/XF VALUE										26,793	
TOTAL LAND VALUE - MARKET										54,000	
TOTAL MARKET VALUE										303,540	
SOH/AGL Deduction										129,426	
ASSESSED VALUE										174,114	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										124,114	
TOTAL JUST VALUE										303,540	
NCON VALUE										11,565	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										231,582	
PERMIT NUM										ISSUED	
C22067										07/09/2009	
B22067										11/01/2008	
E21411										11/01/2008	
M14247										11/01/2008	
P13556										11/01/2008	
R11644										11/01/2008	
SALES DATA											
OFF RECORD Number										DATE	
0521/0194										6/29/1987	
GRANTOR: WALKER NANCY W										SALE PRICE	
GRANTEE: ROBERTS VERNON R JR										100	
BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2009] W40 S30 FOP=[YR=2009] S6 E40 N6 W16											
BAS=[YR=2009] N18 W10 S18 E10 S W24\$ E40 N30\$ PTR=E10											
FUS=[YR=2009] E40 S30 BAL=[YR=2009] S6 W40 N6 E26 D2 R2 E6											
U2 R2 E4\$ W4 D2 L2 W6 U2 L2 W26 N30\$ W10\$.											

ROBERTS VERNON RUSSELL JR
43283 PINERIDGE DRIVE
CALLAHAN, FL 32011

16-1N-25-2910-0001-0010

[illegible]