

PT OF LOT 1 (S-2)
IN OR 2226/1881
ESMT OR 1551/470

BASS BENJAMIN R & AMANDA D
43265 PINERIDGE DR
CALLAHAN, FL 32011

2023

16-1N-25-2910-0001-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																													
Exterior Wall	10	ABOVE AVG 100	0100	01	3,120	119.0250	107.42	335,150	2008	2008	0	0	6.50	93.50	VALUATION BY STANDARD																													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019												Heated Area: 2970												HX Base Yr 2019																	
Roof Cover	03	COMP SHNGL 100													VALUATION SUMMARY																													
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												313,365																	
Interior Floo	12	HARDWOOD 90													TOTAL MARKET OB/XF VALUE												12,687																	
Interior Floo	14	CARPET 10													TOTAL LAND VALUE - MARKET												54,000																	
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												380,052																	
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												103,833																	
Bedrooms	4	100													ASSESSED VALUE												276,219																	
Bathrooms	3	100													TOTAL EXEMPTION VALUE												50,000																	
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												226,219																	
Stories	2.	100													TOTAL JUST VALUE												380,052																	
Units	0	100	NCON VALUE												0																													
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												320,996																	
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	2,072	100	2,072	208,107																																								
BAS	605	100	605	60,765																																								
FOP	204	30	61	6,127																																								
FOP	247	30	74	7,432																																								
FST	28	55	15	1,506																																								
FUS	293	100	293	29,428																																								
TOTALS															3,449 3,120 313,365																													
EXTRA FEATURES															43265 PINERIDGE DR, CALLAHAN																													
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	2008	2008	3	93	3,255																													
2	0600	SUMMER KIT	0	100	0	0	1.00	UT 5,000.00	5,000.00	100	2008	2008	3	40	2,000																													
3	0803	ASPHALT C	0	100	0	0	5,806.00	SF 2.00	2.00	100	2008	2008	3	64	7,432																													
TOTAL OB/XF															12,687																													
LAND DESCRIPTION															TOTAL OB/XF																													
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																				
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																											
REVIEW DATE 01/23/2018 BY KB Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS																																												