

LOT 6 (EX S-1)
IN OR 153/261 (SEC 21-1N-25)
WOODLAND ESTATES #1 PB 4/29-30

ASHLEY ALLEN H & KATHY K
43007 PINERIDGE ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2910-0006-0000



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		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
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100	1,733	150,061
FGR	352	55	194	16,798
FOP	162	30	49	4,243
FOP	224	30	67	5,802

TOTALS	2,471		2,043	176,904
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
6	0350	CARPORT WD	0 100	42	40	1,680.00	SF	13.00	
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
9	0810	CONCRETE A	0 100	60	2	120.00	SF	6.50	
12	0510	GARAGE WD-	0 100	24	24	576.00	SF	31.50	
13	0680	POLE SHED	0 100	18	10	180.00	SF	10.00	
16	0810	CONCRETE A	0 100	0	0	646.00	SF	6.50	
17	0479	VF PICKET	0 100	0	0	240.00	LF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	6.23

REVIEW DATE	05/04/2017	BY	KBX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,043	96.1380	114.16	233,229	1989	1989		0	0	24.15	75.85	
1 SNGL FAM - 100% - 0													
Heated Area: 1733													
HX Base Yr													

43007 PINERIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
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TOTAL OB/XF													
18,983													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	176,904		
TOTAL MARKET OB/XF VALUE	18,983		
TOTAL LAND VALUE - MARKET	99,680		
TOTAL MARKET VALUE	295,567		
SOH/AGL Deduction	144,823		
ASSESSED VALUE	150,744		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	100,744		
TOTAL JUST VALUE	295,567		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	255,329		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982244	MH MOVE-ON	0	06/01/1998
5501	NEW CONSTR	59,308	02/07/1989
5694	NEW CONSTR	1,900	02/07/1989
2905	H/AC	1,900	02/07/1989
3384	NEW CONSTR	0	02/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0158/0261	1/01/1973	WD	U	V		8,500	
GRANTOR:							
GRANTEE:							
0153/0261	1/01/1973	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 FOP=[YR=1994] N8 W28 S8 E28\$ W48 S13									
FGR=[YR=1993] S18 E21 FOP=[YR=1993] S4 E27 N6 W27 S2\$ N16 W13									
N2 W8\$ E8 S2 E13 S14 E27 S2 E21 N31\$.									