

STEINMETZ KENNETH S & MARY JO
43102 WOODLAND LANE
CALLAHAN, FL 32011

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

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				291,115			
TOTAL MARKET OB/XF VALUE				29,536			
TOTAL LAND VALUE - MARKET				58,800			
TOTAL MARKET VALUE				379,451			
SOH/AGL Deduction				147,763			
ASSESSED VALUE				231,688			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				181,688			
TOTAL JUST VALUE				379,451			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				326,462			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
2002708		XF0B		59,892		03/26/2020	
E984553		NEW CONSTR		0		03/01/1998	
B984636		SWIM POOL		14,000		02/01/1998	
8362		GARAGE		0		12/01/1995	
B9502369		NEW CONSTR		104,757		11/01/1995	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD
1887/0971		10/15/2013		WD	Q	I	02
							230,000
GRANTOR: LINTON MICHAEL L							
GRANTEE: STEINMETZ KENNETH S							
1328/1960		6/28/2005		QC	U	I	01
							100
GRANTOR: *CONFIDENTIAL*							
GRANTEE: *CONFIDENTIAL*							
BUILDING NOTES							
BUILDING DIMENSIONS							
FGR=[YR=1996] W31 S23 PT0=[YR=1996] W20 S7 BAS=[YR=1996] W40 S36 E17 FOP=[YR=1996] E46 N7 W46 S7\$ N7 E46 S7 E17 N35 W20 N1 W20\$ E20 N7\$ S8 E31 N31\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR
58,800							CONSRV
Common: 58,800							
PRINTED 08/02/2023 BY SYS							

NW'LY 281.85 FT OF LOT 10
IN OR 1887/971
WOODLAND ESTATES #1 PB 4/29-30

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2023

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
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	1,200	100	1,200	28,600
TOTALS	1,200		1,200	28,600

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
6500	01	1,200	69.4830	24.32	29,184	2020	2020	0	0	0	2.00 98.00						
2 GARAGE RES - 100% - 2014				Heated Area: 1200				HX Base Yr 2014									
40 30 BAS 2020 40 30																	
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td></tr></table>						BLD DATE		LGL DATE	XF DATE		LAND DATE						
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