LOT 14 OR 164 PG 1
WOODLAND ESTATES UNIT 1
PB 4/29 & 30

WALKER TED E & CONNIE D
43427 FREEDOM DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	01	MINIMUM 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

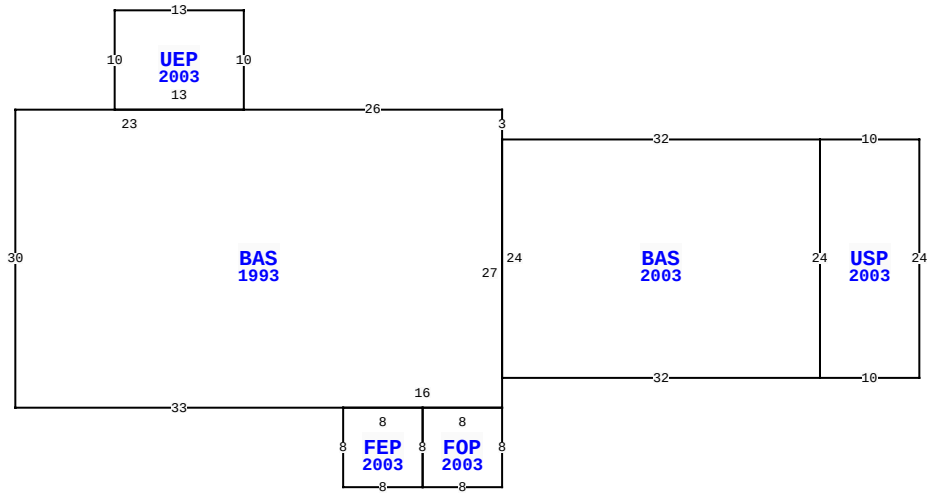
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	59,243
BAS	768	100	768	30,952
FEP	64	80	51	2,056
FOP	64	30	19	766
UEP	130	60	78	3,144
USP	240	30	72	2,901
TOTALS	2,736		2,458	99,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	77.6640	70.09	172,281	1965	1968	0	0	0	42.50	57.50

1 SINGLE FAM – 100% - 0 Heated Area: 2238 HX Base Yr



43427 FREEDOM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,062
TOTAL MARKET OB/XF VALUE		7,826
TOTAL LAND VALUE - MARKET		81,720
TOTAL MARKET VALUE		188,608
SOH/AGL Deduction		97,268
ASSESSED VALUE		91,340
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,340
TOTAL JUST VALUE		188,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0164/0001	1/01/1974	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W10 BAS=[YR=2003] W32 BAS=[YR=1993] N3 W26 UEP=[YR=2003] N10 W13 S10 E13$ W23 S30 E33 FEP=[YR=2003] S8 E8 FOP=[YR=2003] E8 N8 W8 S8$ N8 W8$ E16 N27$ S24 E32 N24$ S24 E10 N24$.

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
1	0681	POLE SHED	0	100	0	0	672.00	SF	15.00	15.00	100	1981	1981	3	20	2,016	
2	0510	GARAGE WD-	0	100	32	24	768.00	SF	26.95	26.95	100	1990	1990	3	20	4,140	
3	1242	WD DECK A	0	100	0	0	696.00	SF	10.00	10.00	100	2004	2004	3	24	1,670	

LAND DESCRIPTION

TOTAL OB/XF 7,826

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	000115	C	SFR ACRES	100		OR	0.00	0.00	4.54	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,720							

REVIEW DATE 05/04/2017 BY KBX Total Acres: 4.54 Total Land Value: 81,720 Market: 0 Agricultural: 0 Common: 81,720 PRINTED 08/02/2023 BY SYS