LOT 15
IN OR 1725/1323
WOODLAND ESTATES UNIT 1

GEARY TREVIS X
43365 FREEDOM DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0015-0000

BUILDING CHARACTERISTICS

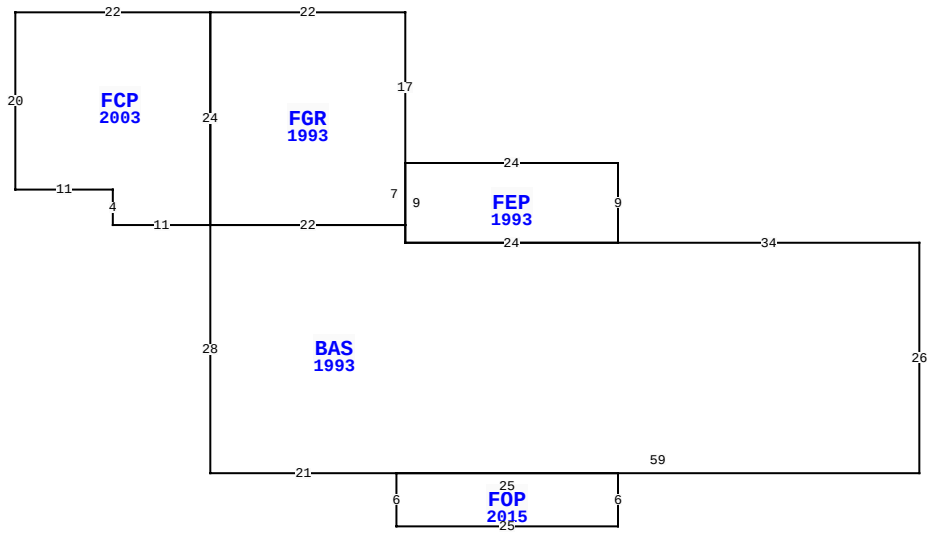
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	2,124	100	2,124	157,474
FCP	484	25	121	8,971
FEP	216	80	173	12,826
FGR	528	55	290	21,501
FOP	150	30	45	3,337
TOTALS	3,502		2,753	204,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,753	100.8000	90.97	250,440	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2012 Heated Area: 2124 HX Base Yr 2012



43365 FREEDOM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,109
TOTAL MARKET OB/XF VALUE		8,742
TOTAL LAND VALUE - MARKET		81,720
TOTAL MARKET VALUE		294,571
SOH/AGL Deduction		182,967
ASSESSED VALUE		111,604
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,604
TOTAL JUST VALUE		294,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615279	REPAIR/RRF	10,960	09/01/2016
94822	XFOB	10,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1323	2/02/2011	TD	Q	I	01	165,000
GRANTOR: NORTH HOWARD A & GLAD						
GRANTEE: GEARY TREVIS X						
1499/0488	5/16/2007	WD	U	I	01	100
GRANTOR: NORTH HOWARD A & GLAD						
GRANTEE: NORTH HOWARD A & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FEP=[YR=1993] N9 W24 FGR=[YR=1993] N17 W22 FCP=[YR=2003] W22 S20 E11 S4 E11 N24$ S24 E22 N7 $ S9 E24$ W24 N2 W22 S28 E21 FOP=[YR=2015] S6 E25 N6 W25$ E59 N26 $.

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	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1983	1983	3	20	4,704	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
3	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	1994	1994	3	70	3,174	

LAND DESCRIPTION

TOTAL OB/XF 8,742

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 10/05/2020 BY KBA Total Acres: 4.54 Total Land Value: 81,720 Market: 0 Agricultural: 0 Common: 81,720 PRINTED 08/02/2023 BY SYS