PT OF LOT 19
IN OR 558/1066
EX S-2 & S-3

EVANS GLORIA
43111 FREEDOM DRIVE
CALLAHAN, FL 32011-7274

**2023**

**16-1N-25-2910-0019-0000**

## BUILDING CHARACTERISTICS

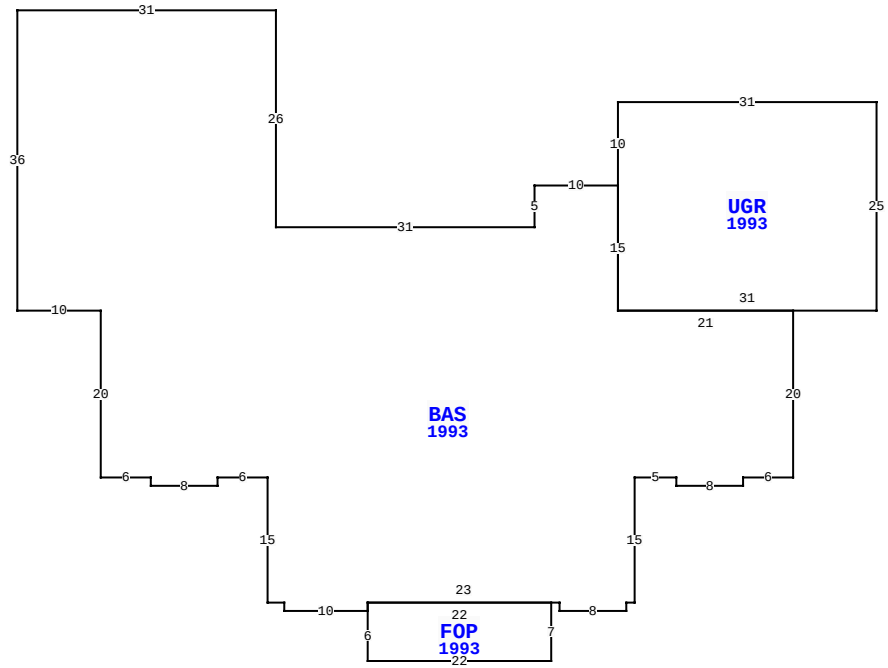
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 3,930 | 100 | 3,930 | 302,979 |
| FOP | 154 | 30 | 46 | 3,546 |
| UGR | 775 | 45 | 349 | 26,906 |
| TOTALS | 4,859 | | 4,325 | 333,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,325 | 83.5560 | 99.22 | 429,126 | 1991 | 1991 | 0 | 0 | 0 | 22.30 | 77.70 |

1 SNGL FAM – 100% - 0 Heated Area: 3930 HX Base Yr




43111 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 | | 333,431 |
| TOTAL MARKET OB/XF VALUE | | 7,265 |
| TOTAL LAND VALUE - MARKET | | 64,620 |
| TOTAL MARKET VALUE | | 405,316 |
| SOH/AGL Deduction | | 253,255 |
| ASSESSED VALUE | | 152,061 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 97,061 |
| TOTAL JUST VALUE | | 405,316 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,918 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5710 | NEW CONSTR | 141,374 | 05/08/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0558/1066 | 12/12/1988 | WD | Q | V | | 35,000 |
| GRANTOR: TUTTLE DAVID T SR | | | | | | |
| GRANTEE: EVANS EDWARD R | | | | | | |
| 0234/0144 | 2/01/1977 | WD | U | V | | 17,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W31 S10 BAS=[YR=1993] W10 S5 W31 N26 W31 S36 E10 S20 E6 S1 E8 N1 E6 S15 E2 S1 E10 FOP=[YR=1993] S6 E22 N7 W22 S1 $ N1 E23 S1 E8 N1 E1 N15 E5 S1 E8 N1 E6 N20 W21 N15 $ S15 E31 N25 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 12 | 120.00 | SF | 19.50 | 19.50 | 100 | 1989 | 1989 | 3 | 20 | 468 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 21.30 | 21.30 | 100 | 1993 | 1993 | 3 | 20 | 613 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 968.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 72 | 3,624 | |
| 4 | 0680 | POLE SHED | 0 | 100 | 32 | 20 | 640.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 40 | 2,560 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,265

| 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 | 0006 | OR | 0.00 | 0.00 | 3.59 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 64,620 | | | | | | | |

REVIEW DATE 01/05/2018 BY KB Total Acres: 3.59 Total Land Value: 64,620 Market: 0 Agricultural: 0 Common: 64,620 PRINTED 08/02/2023 BY SYS