LOT 21
WOODLAND ESTATES UNIT 1
PB 4/29 & 30

AHLUM JOSEPHINE E/ENTZI GREGORY J
43001 FREEDOM DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0021-0000

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	08	SHT VINYL 100
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	03	Quality Level 03

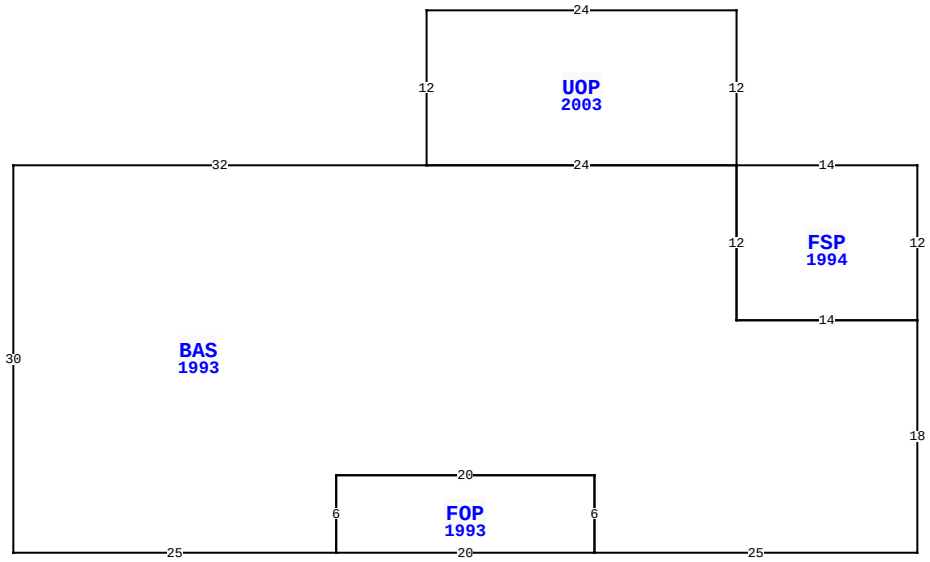
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	219,192
FOP	120	30	36	4,354
FSP	168	40	67	8,105
UOP	288	20	58	7,016
TOTALS	2,388		1,973	238,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	105.8400	125.68	247,967	1982	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2021 Heated Area: 1812 HX Base Yr 2021



43001 FREEDOM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,213
TOTAL MARKET OB/XF VALUE		26,722
TOTAL LAND VALUE - MARKET		148,800
TOTAL MARKET VALUE		442,735
SOH/AGL Deduction		104,499
ASSESSED VALUE		338,236
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,236
TOTAL JUST VALUE		442,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633051	NEW CONSTR	26,778	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0257	4/18/2019	WD	Q	I	01	350,000
GRANTOR: CARTER CHRISTOPHER M						
GRANTEE: AHLUN JOSEPHINE & G						
2041/1121	4/21/2016	WD	Q	I	01	222,500
GRANTOR: WINKLEMAN ROBERT L RE						
GRANTEE: CARTER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W24 S12 BAS=[YR=1993] W32 S30 E25 FOP=[YR=1993] E20 N6 W20 S6$ N6 E20 S6 E25 N18 FSP=[YR=1994] N12 W14 S12 E14$ W14 N12 W24$ E24 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00	4.00	100	1984	1984	3	47	2,444	
3	0812	CONCRETE C	0	100	0	0	1,026.00	SF	4.00	4.00	100	1990	1990	3	62	2,544	
4	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	1996	1996	3	20	1,560	
5	0680	POLE SHED	0	100	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	27	259	
6	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2016	2016	3	84	17,640	
7	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	2016	2016	3	97	315	

LAND DESCRIPTION

TOTAL OB/XF 26,722

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	9.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	148,800							

REVIEW DATE 01/03/2020 BY KB Total Acres: 9.30 Total Land Value: 148,800 Market: 0 Agricultural: 0 Common: 148,800 PRINTED 08/02/2023 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
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	04	Quality Level 04

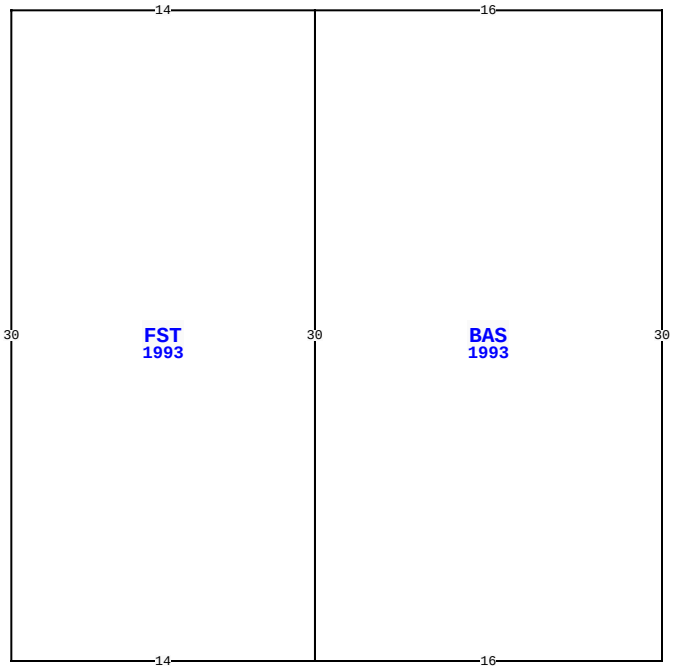
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	19,271
FST	420	55	231	9,274
TOTALS	900		711	28,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	711	105.1050	52.55	37,363	1978	1990	0	0	0	23.60	76.40

2 ACCESORY U – 100% - 2021 Heated Area: 480 HX Base Yr 2021



43001 FREEDOM DR, CALLAHAN

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GRANTOR: WINKLEMAN ROBERT L RE						
GRANTEE: CARTER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FST=[YR=1993] W14 S30 E14 N30$ S30 E16 N30$
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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