E'LY 100 FT OF LOT 24
IN OR 1936/1593
WOODLAND ESTATES UNIT 1

DRISCOLL SEAN JOSEPH
43238 FREEDOM DR
CALLAHAN, FL 32011

**2023**

**16-1N-25-2910-0024-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

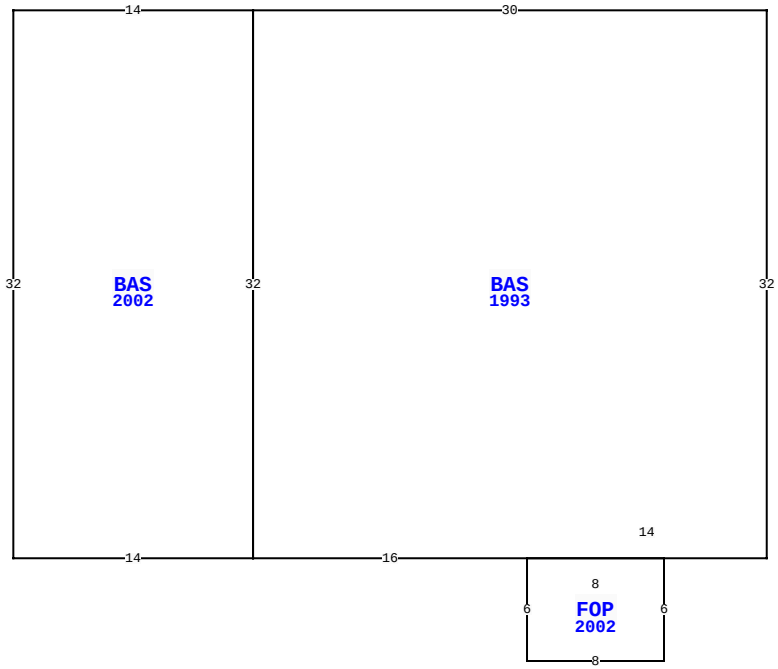
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 960 | 100 | 960 | 82,718 |
| BAS | 448 | 100 | 448 | 38,602 |
| FOP | 48 | 30 | 14 | 1,206 |
| TOTALS | 1,456 | | 1,422 | 122,526 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,422 | 112.3200 | 101.37 | 144,148 | 1987 | 1991 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1408 HX Base Yr 2021




43238 FREEDOM DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 122,526 |
| TOTAL MARKET OB/XF VALUE | | 288 |
| TOTAL LAND VALUE - MARKET | | 57,750 |
| TOTAL MARKET VALUE | | 180,564 |
| SOH/AGL Deduction | | 37,072 |
| ASSESSED VALUE | | 143,492 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 93,492 |
| TOTAL JUST VALUE | | 180,564 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 160,158 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9409 | FOUNDATION | 15,675 | 03/01/2002 |
| 3380 | N/A | 25,880 | 05/19/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1936/1593 | 8/21/2014 | SW | U | I | 12 | 85,000 |
| GRANTOR: US BANK N A TRUSTEE | | | | | | |
| GRANTEE: DRISCOLL SEAN JOSEP | | | | | | |
| 1932/1773 | 8/19/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: US BANK N A TRUSTEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2002] W14 S32 E14 N32$ S32 E16
FOP=[YR=2002] S6 E8 N6 W8$ E14 N32$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 288 | |

## LAND DESCRIPTION

TOTAL OB/XF 288

| 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 | 100.00 | 717.00 | 1.65 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 57,750 | | | | | | | |

REVIEW DATE 11/25/2019 BY KBA Total Acres: 1.65 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 08/02/2023 BY SYS