LOT 27 EX S-1 & S-2
OR 280 PG 298
EX ESMT OR 694/1835

BENOIT EILEEN A L/E/
43390 FREEDOM DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

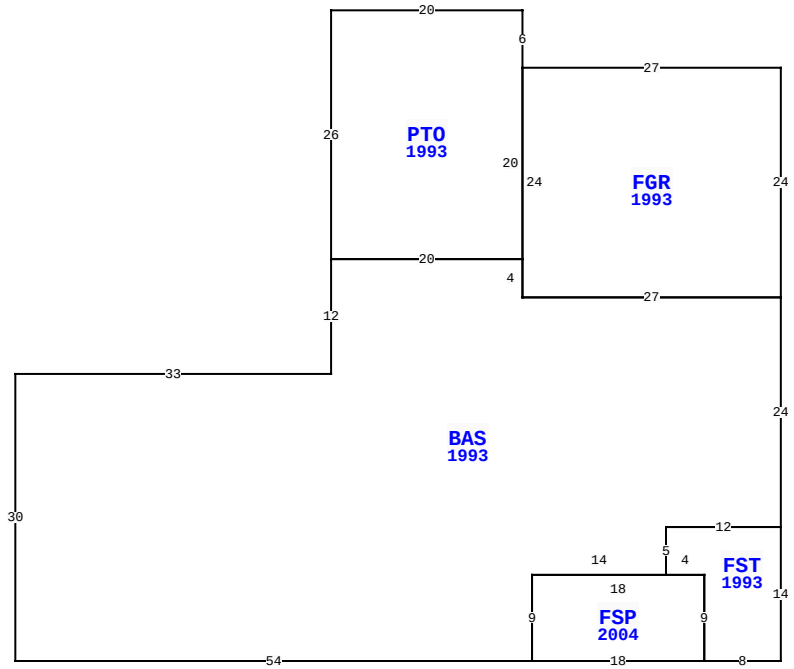
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,562	100	2,562	205,788
FGR	648	55	356	28,595
FSP	162	40	65	5,221
FST	132	55	73	5,864
PTO	520	5	26	2,089
TOTALS	4,024		3,082	247,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,082	124.4760	112.34	346,232	1985	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 2562 HX Base Yr



43390 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		247,556
TOTAL MARKET OB/XF VALUE		3,252
TOTAL LAND VALUE - MARKET		76,300
TOTAL MARKET VALUE		327,108
SOH/AGL Deduction		148,273
ASSESSED VALUE		178,835
TOTAL EXEMPTION VALUE	HX HB WX SL	178,835
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6830	REMODEL	7,200	11/06/1990
8351	MH MOVE-ON	11,000	10/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2613/0655	1/10/2023	LE	U	I	11	100
GRANTOR: BENOIT EILEEN A						
GRANTEE: COLSEN LINDA						
0280/0298	11/01/1978	WD	U	I		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W27 PTO=[YR=1993] N6 W20 S26 BAS=[YR=1993] S12 W33 S30 E54 FSP=[YR=2004] E18 FST=[YR=1993] E8 N14 W12 S5 E4 S9$ N9 W18 S9$ N9 E14 N5 E12 N24 W27 N4 W20$ E20 N20$ S24 E27 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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,252

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	000100	C	SFR	100	0006	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300							

REVIEW DATE 05/04/2017 BY KBX Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 08/02/2023 BY SYS