

PT OF LOT 27
IN OR 948/1577
ESMT IN OR 694/1835

COLSEN KEN D & LINDA K
43396 FREEDOM DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0027-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	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	972	100	972	87,901
BAS	500	100	500	45,217
BAS	878	100	878	79,400
FCP	528	25	132	11,937
FDU	240	65	156	14,108
FGR	500	55	275	24,869
FOP	72	30	22	1,990
FOP	98	30	29	2,623
FOP	214	30	64	5,787
FOP	264	30	79	7,144
TOTALS	5,234		3,953	357,482

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	9	108.00	SF	19.50	19.50	100	1987
2	0810	CONCRETE A	0 100	0	0	468.00	SF	6.50	6.50	100	2000
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000
4	0861	POOL GUNIT	0 100	0	0	330.00	SF	85.00	85.00	100	2000
5	0845	KOOL DECK	0 100	0	0	526.00	SF	7.25	7.25	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,953	116.1760	104.85	414,472	1980	1994	0	0	13.75	86.25
1 SINGLE FAM - 100% - 0											
Heated Area: 3150											
HX Base Yr											

** This building has 13 Sub-Areas											
43396 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				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				357,482	
TOTAL MARKET OB/XF VALUE				13,680	
TOTAL LAND VALUE - MARKET				52,500	
TOTAL MARKET VALUE				423,662	
SOH/AGL Deduction				271,576	
ASSESSED VALUE				152,086	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				102,086	
TOTAL JUST VALUE				423,662	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				360,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21930	REMODEL	2,465	09/01/2008
B007725	XFOB	5,500	11/01/2000
B007298	SWIM POOL	30,000	07/01/2000
B007354	ADDITION	130,000	07/01/2000
B007355	NEW CONSTR	19,400	07/01/2000
94741	ADDITION	20,500	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/1577	9/11/2000	WD U	I	I	07	100
GRANTOR: BENOIT ROLAND & EILEE						
GRANTEE: COLSEN KEN D & LINDA						
0679/0072	4/16/1993	QC U	I	I	01	100
GRANTOR: BENOIT ROALDN & E A						
GRANTEE: COLSEN KEN & LINDA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2000] W7 BAS=[YR=2000] W10 N12 W13 FOP=[YR=2000] N12 W22 S12 BAS=[YR=1993] W15 BAS=[YR=2000] W6 USP=[YR=2000] N8 W15 S8 E15 \$ W19 S20 E25 N20 \$ S40 E2 FOP=[YR=2000] S4 E21 N4 W2 S2 W6 N2 W13 \$ E13 S2 E6 N2 E3 N2 FOP=[YR=2000] E23 FGR=[YR=2000] S13 E20 N25 W20 S12 \$ N5 W14 N11 W9 S16 \$ N38 W9 \$ E22 \$ W13 S22 E9 S11 E14 N7 E13 N14 \$ S14 E7 N14 \$ PTR= E15 FCP=[YR=2000] E33 S16 W17 FDU=[YR=2000] S15 W16 N15 E16 \$ W16 N16 \$ W15 \$ PTR= N15 FUS=[YR=1993] N40 W6 UOP=[YR=2000] N6 W8 S6 E8 \$ W14 S40 E20 \$ S15 \$.											