LOT 30
IN OR 2221/1490
WOODLAND ESTATES UNIT 1

**HOWARD JOHN RAY/HOWARD JOSEPHINE MARY ET AL**
43588 FREEDOM DR
CALLAHAN, FL 32011

**2023**

**16-1N-25-2910-0030-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 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 |
| Quality | 03 | Quality Level 03 |

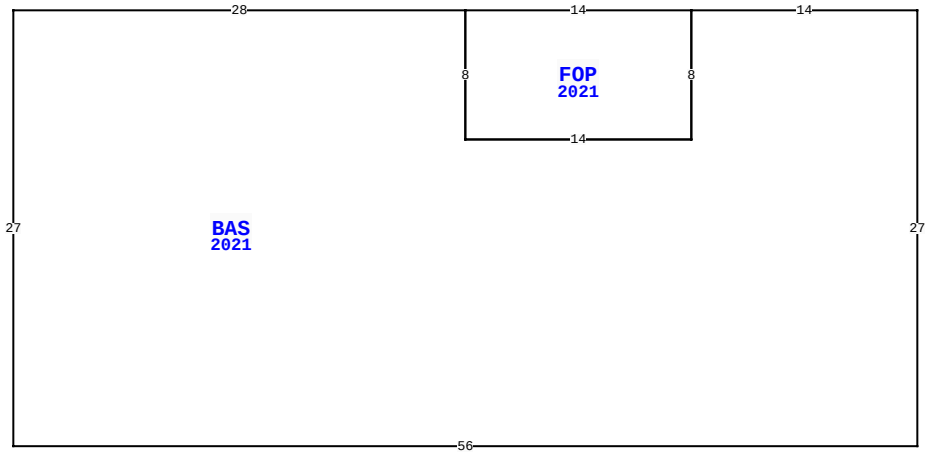
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,400 | 100 | 1,400 | 111,406 |
| FOP | 112 | 30 | 34 | 2,706 |
| TOTALS | 1,512 | | 1,434 | 114,112 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,434 | 116.0000 | 81.20 | 116,441 | 2021 | 2021 | 1 | 0 | 0 | 1.00 | 98.00 |

1 M/H 94+ – 100% - 2023 Heated Area: 1400 HX Base Yr 2023




43588 FREEDOM DR, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,112 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 114,560 |
| TOTAL MARKET VALUE | | 228,672 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 228,672 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 173,672 |
| TOTAL JUST VALUE | | 228,672 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 210,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21002747 | CO ISSUED | 0 | 11/03/2021 |
| 21002747 | MH MOVE-ON | 0 | 03/08/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2221/1490 | 8/30/2018 | WD | Q | V | 01 | 75,000 |
| GRANTOR: OTRADOVEC LAUREN | | | | | | |
| GRANTEE: HOWARD JAMES RAY & | | | | | | |
| 1961/1719 | 1/20/2015 | WD | Q | V | 01 | 45,000 |
| GRANTOR: HIGHTMAN DIANE M LIVI | | | | | | |
| GRANTEE: OTRADOVEC LAUREN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W14 S8 E14 N8$ S8 W14 N8 W28 S27 E56 N27$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 7.16 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 114,560 | | | | | | | |

REVIEW DATE 06/14/2021 BY KB Total Acres: 7.16 Total Land Value: 114,560 Market: 0 Agricultural: 0 Common: 114,560 PRINTED 08/02/2023 BY SYS