

LOT 31
IN OR 2202/371
WOODLAND ESTATES UNIT 1

BASS JERRY & CAROLYN G
43656 FREEDOM DR
CALLAHAN, FL 32011

2023

16-1N-25-2910-0031-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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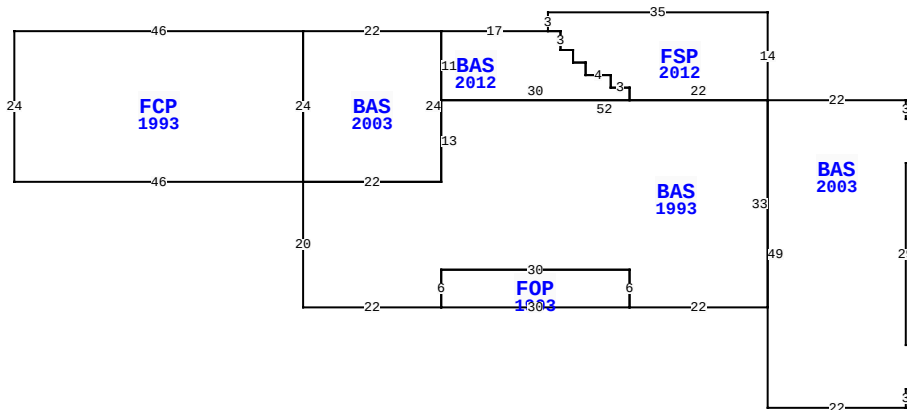
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	191,364
BAS	528	100	528	51,134
BAS	1,106	100	1,106	107,110
BAS	259	100	259	25,083
FCP	1,104	25	276	26,729
FOP	180	30	54	5,230
FSP	418	40	167	16,173
TOTALS	5,571		4,366	422,820

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0845	KOOL DECK	0	100	124	5	620.00	SF	7.25	7.25	
3	0812	CONCRETE C	0	100	20	40	800.00	SF	4.00	4.00	
5	0940	SHEDS/PORT	0	100	4	6	24.00	SF	12.00	12.00	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	12.00	12.00	
7	0681	POLE SHED	0	100	19	15	285.00	SF	9.00	9.00	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
9	0810	CONCRETE A	0	100	12	30	360.00	SF	6.50	6.50	
10	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	
11	0531	STBL CB	0	100	37	40	1,480.00	SF	40.00	40.00	
12	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.74	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,366	96.2280	114.27	498,903	1977	2005	0	0	15.25	84.75
1 SNGL FAM - 100% - 2019 Heated Area: 3869 HX Base Yr 2019											



43656 FREEDOM DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/19/2023 MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										422,820	
TOTAL MARKET OB/XF VALUE										42,811	
TOTAL LAND VALUE - MARKET										123,840	
TOTAL MARKET VALUE										589,471	
SOH/AGL Deduction										194,781	
ASSESSED VALUE										394,690	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										344,690	
TOTAL JUST VALUE										589,471	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										487,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007844	REPAIR/RRF	10,000	12/01/2017
94755	ADDITION	44,660	02/01/1994
5542	XFOB	7,028	02/17/1989
4503	REMODEL	14,700	11/16/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2202/0371	6/04/2018	WD	Q	I	02	407,000
GRANTOR: GOODIN JOSHUA W & AMM						
GRANTEE: BASS JERRY & CAROLY						
1918/0002	5/15/2014	WD	U	I	37	225,000
GRANTOR: DENAPOLI JULIE R						
GRANTEE: GOODIN JOSHUA W & A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W2 N3 W22 FSP=[YR=2012] N14 W35 S3 BAS=[YR=2012] W17 BAS=[YR=2003] W22 FCP=[YR=1993] W46 S24 E46 N24 \$ S24 BAS=[YR=1993] S20 E22 FOP=[YR=1993] E30 N6 W30 S6 \$ N6 E30 S6 E22 N33 W52 S13 W22 \$ E22 N24 \$ S11 E30 N2 W3 N2 W4 N2 W2 N2 W3 W2 \$ E2 S3 E2 S2 E2 S2 E4 S2 E3 S2 E22 \$ S49 E22 N3 E2 N7 W2 N29 E2 N7 \$.											

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REVIEW DATE	01/16/2018	BY	KB	Total Acres: 7.74	Total Land Value: 123,840	Market: 0	Agricultural: 0	Common: 123,840	PRINTED 08/02/2023 BY SYS
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