

GOSSAGE DAVID
43706 FREEDOM DRIVE
CALLAHAN, FL 32011

16-1N-25-2910-0032-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 80
Exterior Wall15CONC BLOCK 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
 1. 1. 100
 0 100
BUD8 Adjustme Occupancy06DIST 1D 100
 00 NONE 100

Quality01Quality Level 01
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8005.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,7831001,783160,114
FOP21630655,837
UCP12820262,335
UGR1,4504565258,550

MARKET ADJUSTMENTS

TYPEDMDLFFF.AREATOT ADJ PTFEE.F.BASERATEREPL.COST NEWAYBEYBECONFNCTNNORM% COND

0900012,52692.4480109.78277,304199519960018.2081.80

1 SNGL FAM - 100% - 1987Heated Area: 1783HX Base Yr 1987

Basement Footprint Diagram:
- Overall dimensions: 61' x 29'
- Internal walls/partitions shown.
- Labels include BAS 1995, UCP 2005, FOP 1995, and UGR 2003.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE226,835
TOTAL MARKET OB/XF VALUE2,786
TOTAL LAND VALUE - MARKET118,720
TOTAL MARKET VALUE348,341
SOH/AGL Deduction175,214
ASSESSED VALUE173,127
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE123,127
TOTAL JUST VALUE348,341
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE308,107

SAMPLE PERMIT DATA TABLE

PERMIT NUMDESCRIPTIONAMTISSUED

B974171GARAGE23,80008/01/1997
93441NEW CONSTR63,80001/01/1994

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

2025/17881/21/2016QC U I 11100

GRANTOR: GOSSAGE DAVID & WENDY
GRANTEE: GOSSAGE DAVID
1594/099011/24/2008QC U I 01100
GRANTOR: GOSSAGE WENDY MACK
GRANTEE: GOSSAGE WENDY M & D

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2005] W16 S8 UGR=[YR=2003] W34 BAS=[YR=1995] W61
S29 E19 FOP=[YR=1995] S9 E24 N9 W24 \$ E30 S2 E7 N2 E5 N29 \$
S29 E50 N29 W16 \$ E16 N8 \$.

EXTRA FEATURES

LNOBJ/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-01002420480.00SF24.8524.85100196519653202,386
21242WD DECK A01002010200.00SF10.0010.0010020002000320400

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000006OR0.000.007.42AC1.001.001.0016,000.0016,000.00118,720

TOTAL OB/XF2,786

REVIEW DATE05/02/2018BYKBXTotal Acres: 7.42Total Land Value: 118,720Market: 0Agricultural: 0Common: 118,720PRINTED 08/02/2023 BY SYS