

PT OF LOT 36
IN OR 1077/299
WOODLAND ESTATES UNIT 1

EDWARDS FAMILY REVOCABLE TRUST/EDWARDS DAVID W TRU
43050 PINERIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0036-0010



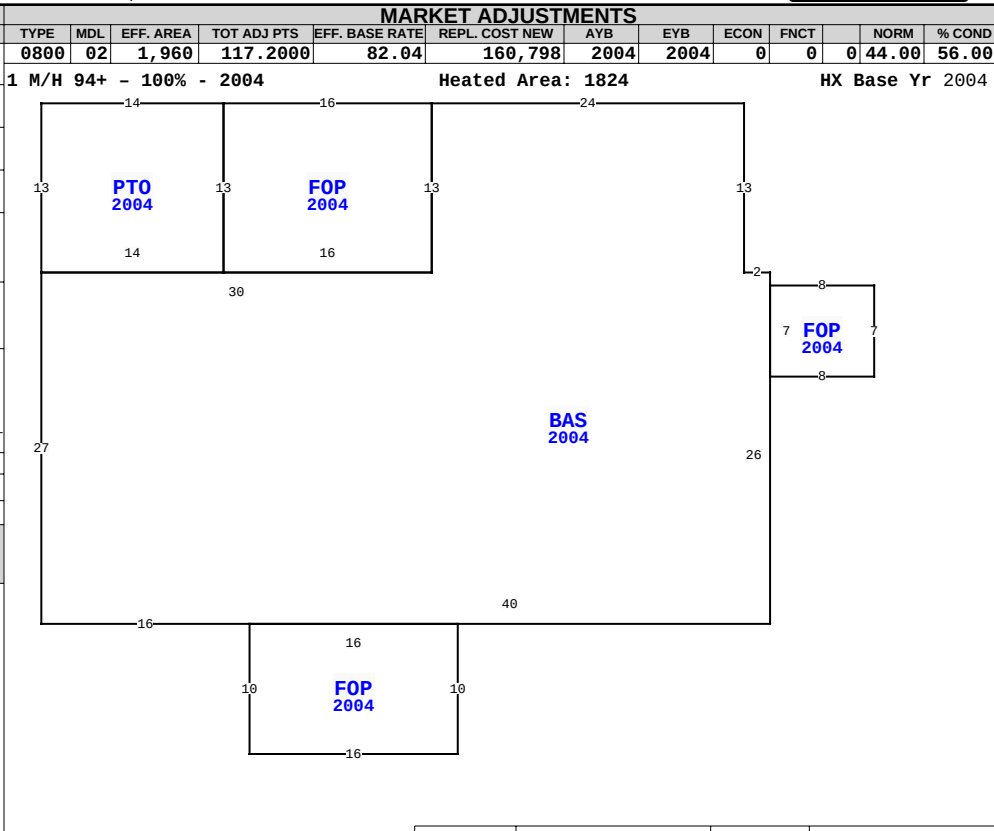
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,824	100	1,824	83,799
FOP	56	30	17	781
FOP	160	30	48	2,205
FOP	208	30	62	2,848
PTO	182	5	9	413
TOTALS	2,430		1,960	90,047

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
3	0751	UOP	0 100	11	20	220.00	SF	10.00	10.00	100	1993	1993	3
6	0811	CONCRETE B	0 100	0	0	402.00	SF	5.20	5.20	100	2004	2004	3
7	0351	CARPORT MT	0 100	24	20	480.00	SF	6.50	6.50	100	2004	2004	3
8	0940	SHEDS/PORT	0 100	24	12	288.00	SF	19.50	19.50	100	2004	2004	3
10	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100	0005		0.00	0.00	3.51	AC		1.00	1.00



43050 PINERIDGE DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		90,047	
TOTAL MARKET OB/XF VALUE		7,450	
TOTAL LAND VALUE - MARKET		63,180	
TOTAL MARKET VALUE		160,677	
SOH/AGL Deduction		65,050	
ASSESSED VALUE		95,627	
TOTAL EXEMPTION VALUE		HX HB SX 95,627	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		160,677	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		132,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4279	MH MOVE-ON	0	01/01/2004
B12070	FOUNDATION	1,950	12/01/2003
P7415	NEW CONSTR	0	12/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1077/0299	8/27/2002	WD	U	I	01	100	
GRANTOR: EDWARDS DAVID W & LIN							
GRANTEE: EDWARDS DAVID & LIN							
0635/0020	8/29/1991	WD	U	I	01	100	
GRANTOR: EDWARDS DAVID & FRANK							
GRANTEE: EDWARDS DAVID & L J							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2004] W8 BAS=[YR=2004] N1 W2 N13 W24 FOP=[YR=2004] W16 PTO=[YR=2004] W14 S13 E14 N13 \$ S13 E16 N13 \$ S13 W30 S27 E16 FOP=[YR=2004] S10 E16 N10 W16 \$ E40 N26 \$ S7 E8 N7 \$													