

LOT 37 (EX PT IN OR 1782/1699
& EX ESMT IN OR 801/1528)
WOODLAND ESTATES UNIT 1

COSTESCU ANTONIE DORBIN JR/COSTESCU ANTONIE ET AL
43058 PINERIDGE DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
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
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

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	1,464	100	1,464	33,458
FEP	280	85	238	5,439
UOP	1,380	25	345	7,885

TOTALS	3,124		2,047	46,782
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0	0	28	24			672.00	SF	40.00
5	0812	CONCRETE C	0	0	36	36			1,296.00	SF	4.00
6	0910	SCRN RM L	0	0	12	20			240.00	SF	15.00
7	0681	POLE SHED	0	0	36	36			1,296.00	SF	15.00

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	0		OR			8.02	AC	1.00

REVIEW DATE	06/14/2021	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,047	117.2000	76.18	155,940	1974	1974	0	0	70.00	30.00
1 M/H 93- - 0% - 2023											
Heated Area: 1702											
HX Base Yr											

43122 PINERIDGE DR, CALLAHAN	BLD DATE	LGL DATE	06/21/2017	MF
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TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		61,373	
TOTAL MARKET OB/XF VALUE		18,396	
TOTAL LAND VALUE - MARKET		152,380	
TOTAL MARKET VALUE		232,149	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,149	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,149	
TOTAL JUST VALUE		232,149	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		90,621	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002730	GARAGE	31,225	03/08/2021
6028	XF0B	11,560	10/04/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2599/0816	10/28/2022	QC	U	I	11	100	
GRANTOR: FORSTER NEVA N L/E							
GRANTEE: COSTESCU ANTONIE D							
2559/1543	4/26/2022	LE	U	I	11	100	
GRANTOR: FORSTER NEVA N							
GRANTEE: COSTESCU ROSEMARY E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W71 S44 E7 FEP=[YR=1993] E28 N10 W28 S10 \$ N10 BAS=[YR=1993] E59 N24 W61 S24 E2 \$ W2 N24 E61 S24 W31 S10 E36 N44 \$.											

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