

LOT 38
IN OR 1896/420
WOODLAND ESTATES #1 PB 4/29-30

BLACKSHEAR PEGGY J
43174 PINERIDGE DR
CALLAHAN, FL 32011-8235

2023

16-1N-25-2910-0038-0000



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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5501	TIMBER 2-2 SI 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100	2,455	192,491
FGR	529	55	291	22,817
FOP	160	30	48	3,764
FSP	420	40	168	13,172
FST	60	55	33	2,587
FST	66	55	36	2,823
FST	364	55	200	15,682
UDG	1,170	55	644	50,494
UOP	780	20	156	12,232
TOTALS	6,004		4,031	316,062

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400	
2	0811	CONCRETE B	0 100	0	0	690.00	SF	5.20	5.20	100	1976	1976	3	28	1,005	
3	0803	ASPHALT C	0 100	0	0	4,050.00	SF	2.00	2.00	100	1977	1977	3	50	4,050	
4	0940	SHEDS/PORT	0 100	9	11	99.00	SF	30.00	30.00	100	1988	1988	3	20	594	
6	0812	CONCRETE C	0 100	0	0	1,633.00	SF	4.00	4.00	100	1990	1990	3	62	4,050	
7	0680	POLE SHED	0 100	150	74	11,100.00	SF	10.00	10.00	100	2001	2001	3	30	33,300	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005000	C
2	005501	A
3	009530	C
4	009910	M

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,031	89.6544	106.46	429,140	1976	1985	0	0	0	26.35	73.65	
1 SNGL FAM - 100% - 2008 Heated Area: 2455 HX Base Yr 2008													

43174 PINERIDGE DR, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
44,399													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					316,062				
TOTAL MARKET OB/XF VALUE					44,399				
TOTAL LAND VALUE - MARKET					136,790				
TOTAL MARKET VALUE					443,141				
SOH/AGL Deduction					202,233				
ASSESSED VALUE					240,908				
TOTAL EXEMPTION VALUE					HX HB WX SX 105,000				
BASE TAXABLE VALUE					135,908				
TOTAL JUST VALUE					497,251				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					312,827				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9432	XFOB	52,500	03/01/2002
R3949	REPAIR/RRF	3,000	03/01/2002
4687	CARPORT	9,700	02/24/1988

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1896/0420		12/19/2013	QC	U	I	11	100		
GRANTOR: BLACKSHEAR PEGGY J TR									
GRANTEE: BLACKSHEAR PEGGY J									
0747/0894		12/29/1995	WD	U	I	01	100		
GRANTOR: BLACKSHEAR PEGGY J									
GRANTEE: BLACKSHEAR PEGGY J									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FSP=[YR=1993] W35 FST=[YR=1993] W5 S12 E5N12\$ S12 E35 N12\$ S12 W40 N30 W17 S65 E17 FOP=[YR=1993] E32 FGR=[YR=1993] E23 N23 FST=[YR=1993] N6 W11 S6E11\$ W23S23\$ N5 W32S5\$ N5 E32 N18 E12 N6 E11 N18\$ PTR= E25 UOP=[YR=1993] E30 FST=[YR=1993] E14 UDG=[YR=1993] E45 S26 W45 N26 \$ S26 W14 N26 \$ S26 W30 N26 \$ W25 \$.									