

LOT 39 & TRACT A
IN OR 2330/1966
EX R/W ESMT IN OR 886/1187

FALLIN WALTER G REV TRUST
43272 PINERIDGE DRIVE
CALLAHAN, FL 32011-7287

2023

16-1N-25-2910-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5901	HARDWOOD SI 70-79
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	1,060	15	159	19,096
BAS	2,160	100	2,160	259,415
FGR	2,016	55	1,109	133,191
FOP	28	30	8	961
FST	144	55	79	9,488
STR	130	10	13	1,561
UOP	1,060	20	212	25,461
TOTALS	6,598		3,740	449,173

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	
6	0812	CONCRETE C	0	0	0	0	6,400.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	2.71	AC	
2	005500	A	TIMBER 2 SI	0			0.00	0.00	3.00	AC	
3	005901	A	HARDWOOD SI	0			0.00	0.00	11.00	AC	
4	009910	M	MKT. VAL. AG	0			0.00	0.00	14.00	AC	
5	009530	C	POND	0			0.00	0.00	1.76	AC	
6	005600	A	TIMBER 3 SI	0			0.00	0.00	5.92	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,740	102.4200	121.62	454,859	2019	2019	0	0	0	1.25	98.75	
1 SNGL FAM - 0% - 0 Heated Area: 2160 HX Base Yr													
BLD DATE: 05/24/2023 MLU													

TOTAL OB/XF													
37,344													

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				463,250			
TOTAL MARKET OB/XF VALUE				37,344			
TOTAL LAND VALUE - MARKET				312,700			
TOTAL MARKET VALUE				609,846			
SOH/AGL Deduction				122,111			
ASSESSED VALUE				487,735			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				487,735			
TOTAL JUST VALUE				813,294			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				437,439			
GARAGE 2464 SQFT							

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10001MINIMUM 10003CONC FINSH 10001NONE 10001NONE 100001000010002WOOD FRAME 10000100UnitsBUD8 AdjustmeOccupancy00100DIST 1D 10000NONE 100Quality03Quality Level 03DOR CODE5901HARDWOOD SI 70-79MAP NUMMKT AREA08NEIGHBORHOOD/LOC8005.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS5761005766,374BAS3841003844,250FOP720302162,390UCP48020961,062TOTALS2,1601,27214,077EXTRA FEATURES43272 PINERIDGE DR, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/24/2023MLU

MARKET ADJUSTMENTS

TYPESMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND6500011,27262.000021.7027,602198019950049.0051.00Heated Area: 960HX Base YrBas1993Bas2001UCP2001FOP2001

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILT BUILDING MARKET VALUEDIST TAX DISTBUILDING MARKET OB/XF VALUE37,344TOTAL LAND VALUE - MARKET312,760TOTAL MARKET VALUE609,846SOH/AGL Deduction122,111ASSESSED VALUE487,735TOTAL EXEMPTION VALUEBASE TAXABLE VALUE487,735TOTAL JUST VALUE813,294NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE437,439SALES DATAOFF RECORD NumberDATETYPEINSTQU I VRSN CDPRICE SALE PRICEGRANTOR:FALLIN WALTER GRVGRANTEE:FALLIN WALTER G REV0152/02131/01/1973WDQV9,000GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONSUCP=[YR=2001]W20 BAS=[YR=2001]W16 BAS=[YR=1993]W24 S24 FOP=[YR=2001]S12 E60 N12 W60 \$E24 N24 \$S24 E16 N24 \$S24 E20 N24 \$.

LAND DESCRIPTIONTOTAL OB/XF0

LUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT LND UNIT DDPHT % TOT UNIT ADJ ADJ UNIT LAND OTHERADJUSTMENTS AND NOTESTAX YEAR DENSITYDECLFRZYRCNSRV7009530CPOND00.000.001.38AC1.001.001.002,500.002,500.003,450REVIEW DATE11/26/2019BYKBTotal Acres: 25.77Total Land Value: 109,252Market: 210,000Agricultural: 6,552Common: 102,700PRINTED 08/02/2023 BY SYS