BLOCK 8 LOT 5
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

WILCOX EDWARD M SR L/E & WILCOX BETTY F (L/E)/
43246 PINEWOOD CT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0008-0050

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

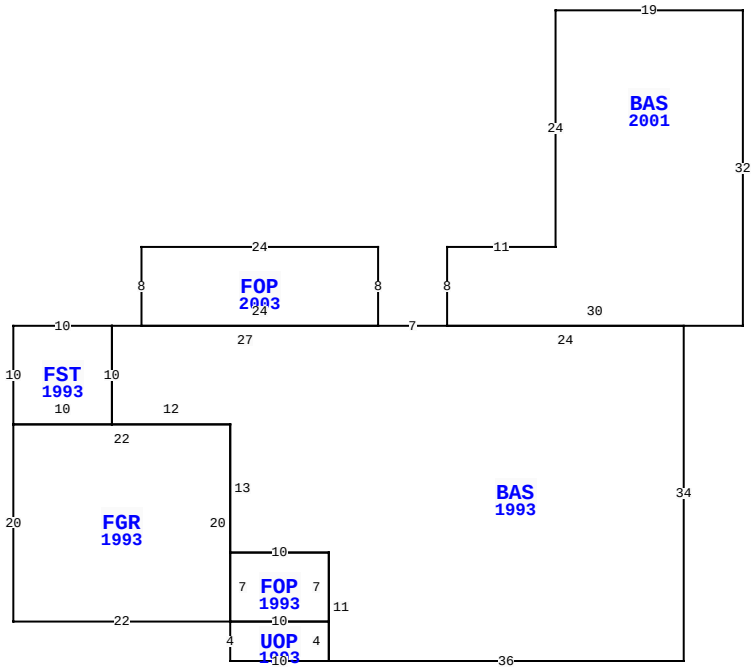
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1,574	128,546
BAS	696	100	696	56,841
FGR	440	55	242	19,763
FOP	70	30	21	1,715
FOP	192	30	58	4,737
FST	100	55	55	4,491
UOP	40	20	8	654
TOTALS	3,112		2,654	216,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,654	106.4640	96.08	254,996	1981	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2004 Heated Area: 2270 HX Base Yr 2004



43246 PINEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,747
TOTAL MARKET OB/XF VALUE		28,073
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,820
SOH/AGL Deduction		122,786
ASSESSED VALUE		172,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,034
TOTAL JUST VALUE		294,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009597	REPAIR/RRF	10,800	10/12/2020
B007489	ADDITION	40,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2538/0221	2/07/2022	LE	U	I	14	100
GRANTOR: WILCOX EDWARD M SR &						
GRANTEE: WILCOX EDWARD M SR						
1182/0823	10/22/2003	WD	Q	I		220,000
GRANTOR: MAHAFFEY VANCE G & LA						
GRANTEE: WILCOX EDWARD SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 S24 W11 S8 BAS=[YR=1993] W7 FOP=[YR=2003] N8 W24 S8 E24 $ W27 FST=[YR=1993] W10 S10 FGR=[YR=1993] S20 E22 UOP=[YR=1993] S4 E10 N4 FOP=[YR=1993] N7 W10 S7 E10 $ W10 $ N20 W22 $ E10 N10 $ S10 E12 S13 E10 S11 E36 N34 W24 $ E30 N32 $.

EXTRA FEATURES

LN	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	1981	1981	3	51.5	1,803	
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	1981	1981	3	38	934	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1994	1994	3	20	8,160	
4	0845	KOOL DECK	0	100	0	0	504.00	SF	7.25	7.25	100	1994	1994	3	70	2,558	
6	0510	GARAGE WD-	0	100	10	28	280.00	SF	26.95	26.95	100	1985	1985	3	20	1,509	
7	0351	CARPORT MT	0	100	20	25	500.00	SF	10.00	10.00	100	1983	1983	3	20	1,000	
8	0812	CONCRETE C	0	100	0	0	3,784.00	SF	4.00	4.00	100	2000	2000	3	80	12,109	

LAND DESCRIPTION

TOTAL OB/XF 28,073

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/07/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS