BLOCK 8 LOT 6
IN OR 2034/1799
WOODLAND ESTATES UNIT 2

KIZER JACOB Z
43274 PINEWOOD CT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

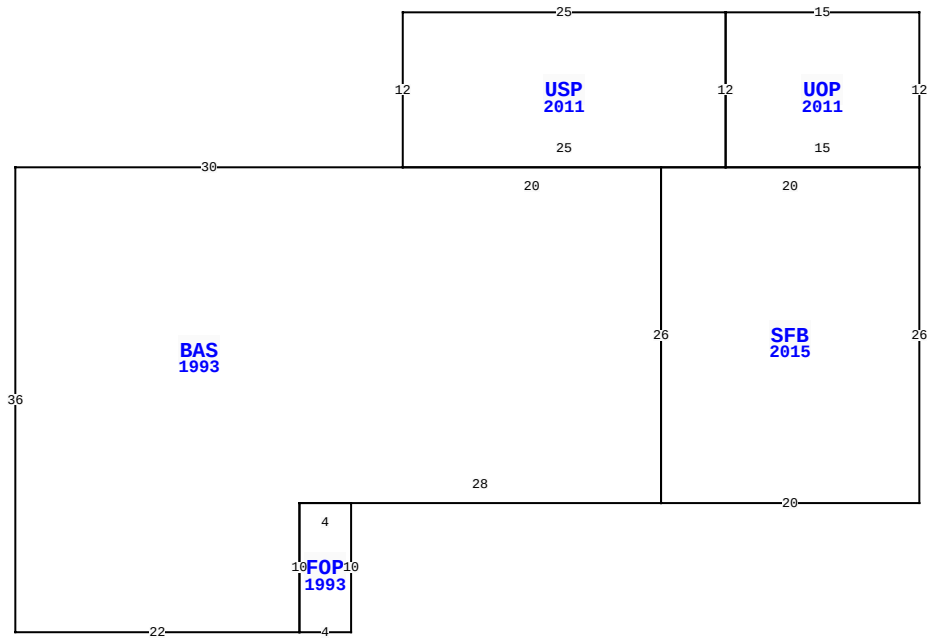
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,520	100	1,520	137,972
FOP	40	30	12	1,089
SFB	520	80	416	37,761
UOP	180	20	36	3,268
USP	300	30	90	8,170
TOTALS	2,560		2,074	188,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	126.1113	113.82	236,063	1979	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1936 HX Base Yr 2021



43274 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		188,260
TOTAL MARKET OB/XF VALUE		13,380
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		251,640
SOH/AGL Deduction		45,823
ASSESSED VALUE		205,817
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		150,817
TOTAL JUST VALUE		251,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2034/1799	3/04/2016	WD	Q	I	01	229,000
GRANTOR: BERLIN PHYLLIS H						
GRANTEE: KIZER JACOB Z						
1072/1859	8/05/2002	WD	Q	I		134,000
GRANTOR: CLAY PAUL S & ELEANOR						
GRANTEE: BERLIN PHYLLIS H						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W15 USP=[YR=2011] W25 S12 BAS=[YR=1993] W30 S36 E22 FOP=[YR=1993] E4 N10 W4 S10$N10 E28 SFB=[YR=2015] E20 N26 W20 S26$ N26 W20$ E25 N12$ S12 E15 N12$.

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	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	1980	1980	3	35	491	
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1980	1980	3	35	728	
4	0810	CONCRETE A	0	100	0	0	408.00	SF	6.50	6.50	100	2003	2003	3	84	2,228	
7	1242	WD DECK A	0	100	0	0	426.00	SF	10.00	10.00	100	2020	2020	3	93	3,962	
8	0300	BOAT DCK W	0	100	0	0	112.00	SF	40.00	40.00	100	2020	2020	3	95	4,256	

LAND DESCRIPTION

TOTAL OB/XF 13,380

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	000110	C	SFR RURAL	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS