PT OF LOT 1 (S-2)
IN OR 2226/1881
ESMT OR 1551/470

**BASS BENJAMIN R & AMANDA D**
43265 PINERIDGE DR
CALLAHAN, FL 32011

**2024**

**16-1N-25-2910-0001-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

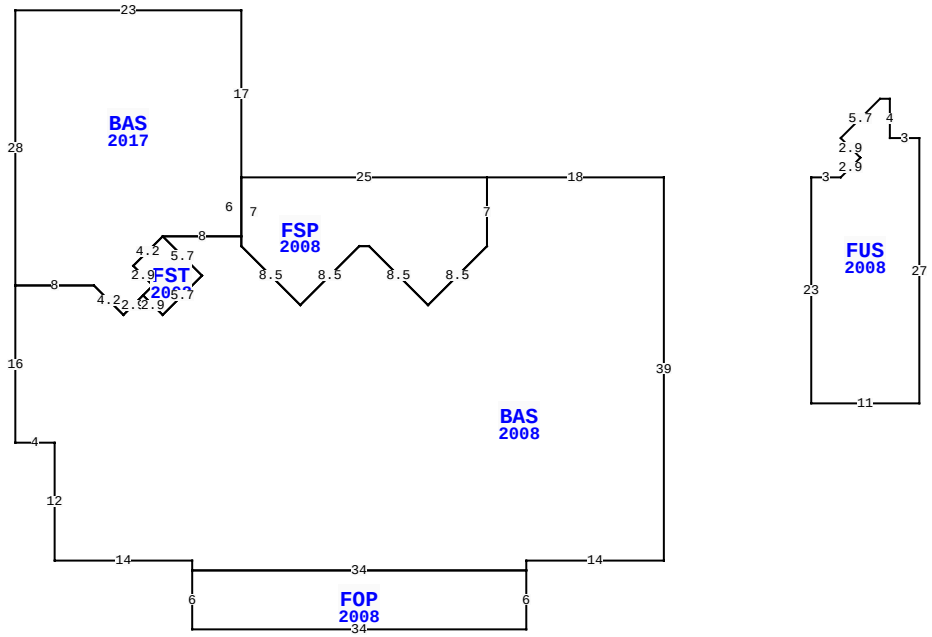
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,072 | 100 | 2,072 | 269,235 |
| BAS | 605 | 100 | 605 | 78,614 |
| FOP | 204 | 30 | 61 | 7,926 |
| FSP | 247 | 40 | 99 | 12,864 |
| FST | 28 | 55 | 15 | 1,949 |
| FUS | 293 | 100 | 293 | 38,072 |
| TOTALS | 3,449 | | 3,145 | 408,660 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,145 | 93.1500 | 139.72 | 439,419 | 2008 | 2008 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SFR CUST – 100% - 2019 Heated Area: 2970 HX Base Yr 2019




43265 PINERIDGE DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 12/15/2008 | DJ | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 408,660 |
| TOTAL MARKET OB/XF VALUE | | 12,169 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 474,829 |
| SOH/AGL Deduction | | 190,323 |
| ASSESSED VALUE | | 284,506 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 234,506 |
| TOTAL JUST VALUE | | 474,829 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 380,052 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230016149 | GARAGE (44X56) = | 158,164 | 12/18/2023 |
| B21513 | REPLACE DOOR SLAB | 2,000 | 06/01/2008 |
| C20239 | CO ISSUED | 0 | 07/01/2007 |
| B20239 | NEW CONSTR | 219,714 | 07/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2226/1881 | 9/28/2018 | WD | Q | I | 01 | 325,000 |
| GRANTOR: DIVONA MICHAEL & RUBY | | | | | | |
| GRANTEE: BASS BENJAMIN R & A | | | | | | |
| 1896/0045 | 12/23/2013 | WD | Q | I | 02 | 237,700 |
| GRANTOR: MOORE MELISSA KAYE & | | | | | | |
| GRANTEE: DIVONA MICHAEL & RU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W18 S7 D6L6 U6L6 W1 D6L6 U6L6 N1 W8 D4R4 D4L4 U2L2 D2L2 U3L3 W8 S16 E4 S12 E14 S1 E34 N1 E14 N39 $
BAS=[YR=2017;ORIG=-43,0] N17 W23 S28 E8 D3R3 U2R2 U1R1 U2L2 U3R3 E8 N6 $
FUS=[YR=2008;ORIG=15,0] E3 U2R2 U2L2 U4R4 E1 S4 E3 S27 W11 N23 $
FSP=[YR=2008;ORIG=-18,0] W25 S7 D6R6 U6R6 E1 D6R6 U6R6 N7 $
FOP=[YR=2008;ORIG=-48,40] S6 E34 N6 W34 $
FST=[YR=2008;ORIG=-53,12] D2R2 U4R4 U4L4 D3L3 D2R2 D1L1 $
PTR=[ORIG=0,0] E15 W15 $
.

## 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 | 2008 | 2008 | 3 | 92 | 3,220 | |
| 2 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2008 | 2008 | 3 | 35 | 1,750 | |
| 3 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 5,806.00 | SF | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 62 | 7,199 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,169

| 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 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 54,000 | | | | | | | |

REVIEW DATE 04/23/2024 BY TW Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS