PT OF LOT 3 (S-1 & S-2)
IN OR 2607/530
WOODLAND ESTATES #1 PB 4/29-30

BLACKSHEAR JOHN D & MONIKA L
43154 WOODLAND LANE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

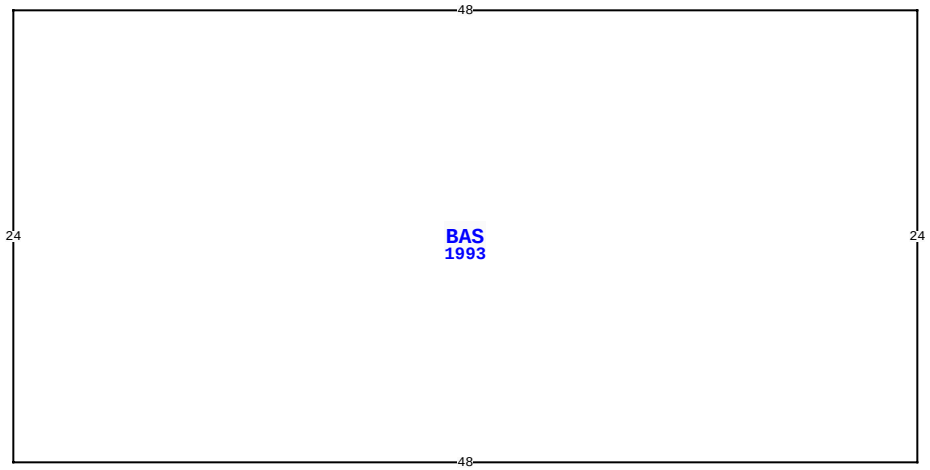
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	29,804
TOTALS	1,152		1,152	29,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	123.2000	86.24	99,348	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1152 HX Base Yr



43201 PINERIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	29,804
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,900
TOTAL MARKET VALUE	132,704
SOH/AGL Deduction	0
ASSESSED VALUE	132,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,704
TOTAL JUST VALUE	132,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0530	12/09/2022	WD	U	I	30	55,000
GRANTOR: KIRKLAND AMANDA BLACK						
GRANTEE: BLACKSHEAR JOHN D &						
1713/1088	9/22/2010	WD	U	I	11	100
GRANTOR: LAIRSEY RONALD K & ST						
GRANTEE: BLACKSHEAR J DAWSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S 24 E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.94	AC		1.00	1.00	1.00	35,000.00	35,000.00	102,900							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.94 Total Land Value: 102,900 Market: 0 Agricultural: 0 Common: 102,900 PRINTED 08/06/2024 BY SYS