PT OF LOT 6 (S-1)
IN OR 1085/751 (SEC 21-1N-25)
WOODLAND ESTATES #1 PB 4/29-30

WALSKY KEITH E & KELLY K
43005 PINERIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0006-0010

BUILDING CHARACTERISTICS

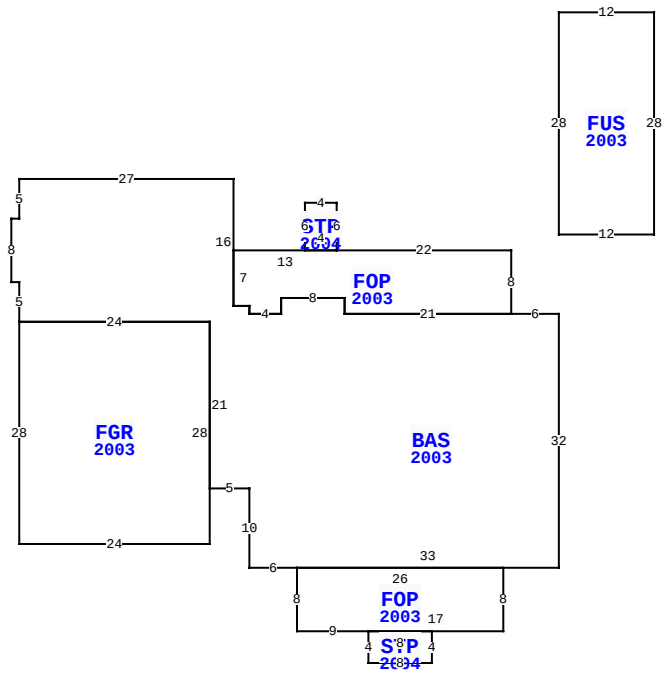
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,867	100	1,867	224,485
FGR	672	55	370	44,489
FOP	208	30	62	7,455
FOP	262	30	79	9,499
FUS	336	100	336	40,400
STP	24	10	2	241
STP	32	10	3	360
TOTALS	3,401		2,719	326,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	108.3840	135.48	368,370	2003	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2004 Heated Area: 2203 HX Base Yr 2004



43005 PINERIDGE DR, CALLAHAN

BLD DATE		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		326,928
TOTAL MARKET OB/XF VALUE		4,847
TOTAL LAND VALUE - MARKET		62,640
TOTAL MARKET VALUE		394,415
SOH/AGL Deduction		215,092
ASSESSED VALUE		179,323
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,323
TOTAL JUST VALUE		394,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007534	REPAIR/RRF	10,000	08/20/2020
P6351	NEW CONSTR	0	01/15/2003
B10600	NEW CONSTR	170,534	12/01/2002
M6806	H/AC	3,250	12/01/2002
R4659	REPAIR/RRF	5,000	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/0751	10/07/2002	WD	U	I	01	100

GRANTOR: ASHLEY ALLEN & KATHY

GRANTEE: WALSKY KEITH & KELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W6 FOP=[YR=2003] N8 W22 STP=[YR=2004] N6 W4 S6 E4$ W13 S7 E2 S1 E4 N2 E8 S2 E21$ W21 N2 W8 S2 W4 N1 W2 N16 W27 S5 W1 S8 E1 S5 FGR=[YR=2003] S28 E24 N28 W24$ E24 S21 E5 S10 E6 FOP=[YR=2003] S8 E9 STP=[YR=2004] S4 E8 N4 W8$ E17 N8 W26$ E33 N32$ PTR=N10 FUS=[YR=2003] N28 E12 S28 W12$ S10$.

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	0811	CONCRETE B	0	100	0	0	673.00	SF	5.20	5.20	100	2003	2003	3	83	2,905	
2	1127	BRICK 8"	0	100	10	3	30.00	SF	11.00	11.00	100	2003	2003	3	95	314	
3	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2016	2016	3	74	1,628	

LAND DESCRIPTION

TOTAL OB/XF 4,847

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	3.48	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,640							

REVIEW DATE 09/24/2020 BY KB Total Acres: 3.48 Total Land Value: 62,640 Market: 0 Agricultural: 0 Common: 62,640 PRINTED 08/06/2024 BY SYS