LOT 12
WOODLAND ESTATES UNIT 1
PBK 4/29

CLAXTON RODNEY JR
43047 WOODLAND LN
CALLAHAN, FL 32011

2024

16-1N-25-2910-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

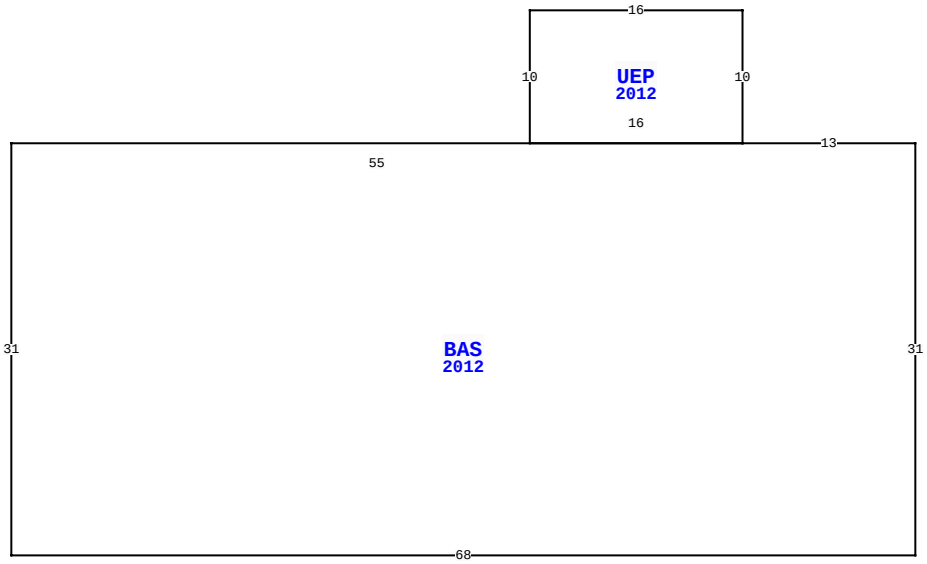
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	126,859
UEP	160	70	112	6,740
TOTALS	2,268		2,220	133,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,220	118.0000	88.50	196,470	2011	2011	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 2023 Heated Area: 2108 HX Base Yr



43519 FREEDOM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	158,940
TOTAL MARKET OB/XF VALUE	25,330
TOTAL LAND VALUE - MARKET	81,720
TOTAL MARKET VALUE	265,990
SOH/AGL Deduction	0
ASSESSED VALUE	265,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,990
TOTAL JUST VALUE	265,990
NCON VALUE	25,330
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

(13X25) CARPORTS ATTACHED TO (EACH SIDE) OF GR/UT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2578/0255	7/14/2022	QC	U	I	11	100

GRANTOR: JACKSON COLIE JR
GRANTEE: CLAXTON RODNEY JR

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	0510	GARAGE WD-	0	0	18	25	450.00	SF	35.00	35.00	100	2024	2011		64	10,080	
2	0351	CARPORT MT	0	0	25	13	325.00	SF	10.00	10.00	100	2024	2011		50	1,625	
3	0351	CARPORT MT	0	0	25	13	325.00	SF	10.00	10.00	100	2024	2011		50	1,625	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1988		100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1988		100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W13 UEP=[YR=2012] N10 W16 S10 E16$ W55 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 25,330

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	0	0006	OR	0.00	0.00	4.54	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,720							

REVIEW DATE 06/05/2024 BY TW Total Acres: 4.54 Total Land Value: 81,720 Market: 0 Agricultural: 0 Common: 81,720 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

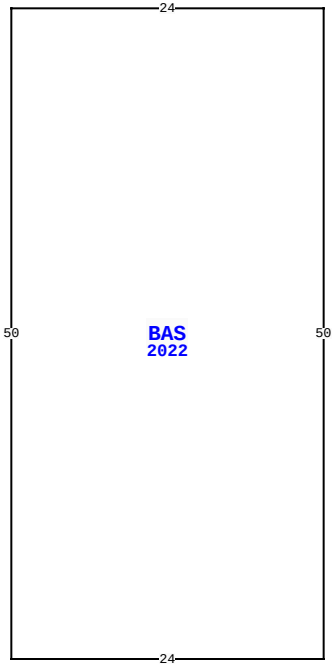
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,340
TOTALS	1,200		1,200	25,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2023 Heated Area: 1200 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0255	7/14/2022	QC	U	I	11	100

GRANTOR: JACKSON COLIE JR
GRANTEE: CLAXTON RODNEY JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W 24 S50 E24 N50$.

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

REVIEW DATE 06/05/2024 BY TW Total Acres: 4.54 Total Land Value: 81,720 Market: 0 Agricultural: 0 Common: 81,720 PRINTED 08/06/2024 BY SYS