

LOT 17 OR 278 PG 482  
IN OR 2093/193  
WOODLAND ESTATES UNIT 1

STANLEY JANET L/E/  
43261 FREEDOM DRIVE  
CALLAHAN, FL 32011

2024

16-1N-25-2910-0017-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 90  |
| Exterior Wall            | 12 | CEDAR 10       |
| Roof Structur            | 07 | GAMBREL 100    |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 15 | HARDTILE 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| 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       | 1,843            | 100         | 1,843        | 170,788              |
| FOP       | 243              | 30          | 73           | 6,765                |
| FOP       | 300              | 30          | 90           | 8,340                |
| FSP       | 112              | 40          | 45           | 4,170                |
| FUS       | 855              | 100         | 855          | 79,231               |
| TOTALS    | 3,353            |             | 2,906        | 269,295              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 12 | 24 | 288.00 | SF | 30.00    | 30.00          | 100       | 1987    |
| 2              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1989    |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 16 | 12 | 192.00 | SF | 30.00    | 30.00          | 100       | 1991    |
| 4              | 0940       | SHEDS/PORT  | 0 100   | 0  | 0  | 184.00 | SF | 30.00    | 30.00          | 100       | 1993    |
| 5              | 0681       | POLE SHED   | 0 100   | 35 | 10 | 350.00 | SF | 15.00    | 15.00          | 100       | 1993    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 4.54        | AC        |     |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                               | 01  | 2,906     | 97.4592     | 121.82         | 354,009        | 1989 | 1989 | 0    | 0    | 23.93 | 76.07  |
| 1 SNGL FAM - 100% - 0 Heated Area: 2698 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
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| 43261 FREEDOM DR, CALLAHAN |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 6,354          |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |           |          | PAGE 1 of 1 |        | 6 |
|---------------------------|--|--|-----------|----------|-------------|--------|---|
| VALUATION SUMMARY         |  |  |           |          |             |        |   |
| VALUATION BY              |  |  |           | STANDARD |             |        |   |
| Tax Group: 6              |  |  | Tax Dist: |          |             |        |   |
| BUILDING MARKET VALUE     |  |  |           | 269,295  |             |        |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           | 6,354    |             |        |   |
| TOTAL LAND VALUE - MARKET |  |  |           | 81,720   |             |        |   |
| TOTAL MARKET VALUE        |  |  |           | 357,369  |             |        |   |
| SOH/AGL Deduction         |  |  |           | 173,049  |             |        |   |
| ASSESSED VALUE            |  |  |           | 184,320  |             |        |   |
| TOTAL EXEMPTION VALUE     |  |  |           | HX HB WX |             | 55,000 |   |
| BASE TAXABLE VALUE        |  |  |           | 129,320  |             |        |   |
| TOTAL JUST VALUE          |  |  |           | 357,369  |             |        |   |
| NCON VALUE                |  |  |           | 0        |             |        |   |
| INCOME VALUE              |  |  |           |          |             |        |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           | 345,762  |             |        |   |
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