

PT OF LOT 19
IN OR 558/1066
EX S-2 & S-3

EVANS GLORIA
43111 FREEDOM DRIVE
CALLAHAN, FL 32011-7274

2024

16-1N-25-2910-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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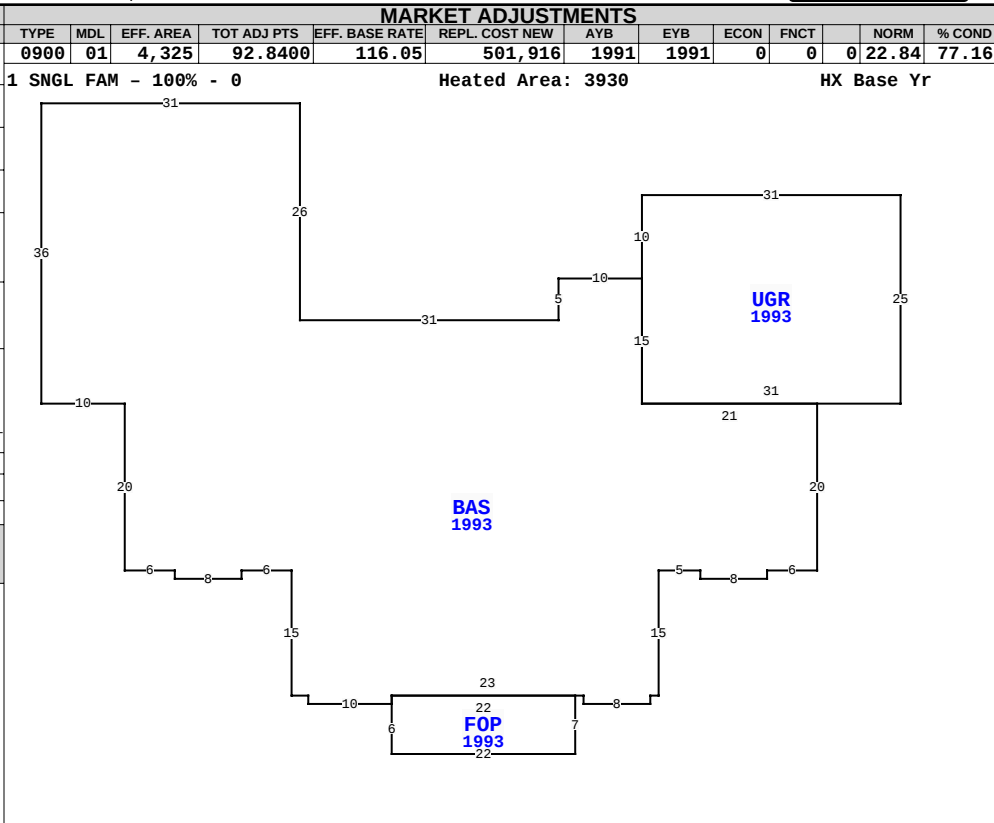
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,930	100	3,930	351,909
FOP	154	30	46	4,119
UGR	775	45	349	31,251

TOTALS	4,859		4,325	387,278
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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	10	12	120.00	SF	19.50	19.50	100	1989
2	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30	100	1993
3	0811	CONCRETE B	0 100	0	0	968.00	SF	5.20	5.20	100	1995
4	0680	POLE SHED	0 100	32	20	640.00	SF	10.00	10.00	100	2004

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	3.59	AC	



43111 FREEDOM DR, CALLAHAN

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		387,278	
TOTAL MARKET OB/XF VALUE		6,909	
TOTAL LAND VALUE - MARKET		64,620	
TOTAL MARKET VALUE		458,807	
SOH/AGL Deduction		302,184	
ASSESSED VALUE		156,623	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		101,623	
TOTAL JUST VALUE		458,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5710	NEW CONSTR	141,374	05/08/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0558/1066	12/12/1988	WD	Q	V	
GRANTOR: TUTTLE DAVID T SR					SALE PRICE
GRANTEE: EVANS EDWARD R					35,000
0234/0144	2/01/1977	WD	U	V	
GRANTOR:					17,000
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UGR=[YR=1993] W31 S10 BAS=[YR=1993] W10 S5 W31 N26 W31 S36 E10 S20 E6 S1 E8 N1 E6 S15 E2 S1 E10 FOP=[YR=1993] S6 E22 N7 W22 S1 \$ N1 E23 S1 E8 N1 E1 N15 E5 S1 E8 N1 E6 N20 W21 N15 \$ S15 E31 N25 \$.					