LOT 20 OR 216 PG 600
WOODLAND ESTATES UNIT 1
PB 4/29 & 30

VARNES AURA N EST
43027 FREEDOM DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

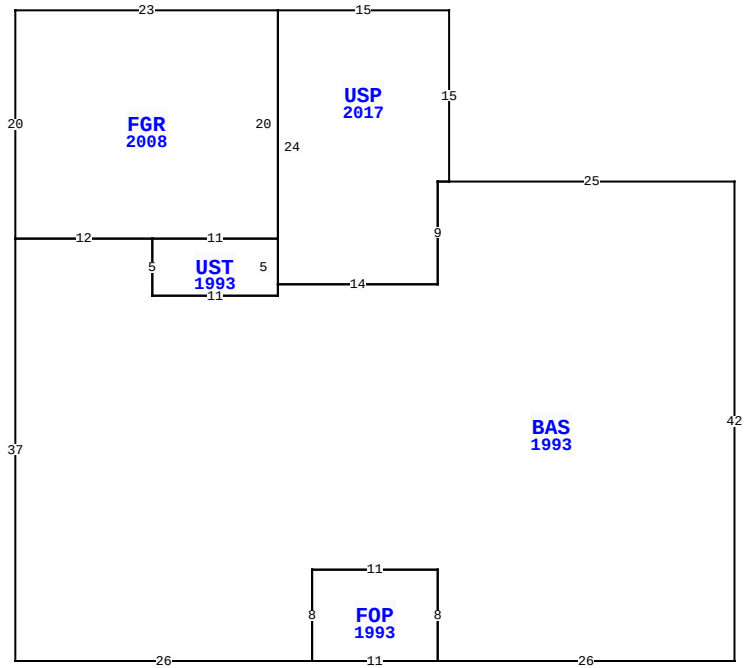
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2,262	44,851
FGR	460	55	253	5,016
FOP	88	30	26	516
USP	351	30	105	2,082
UST	55	45	25	496
TOTALS	3,216		2,671	52,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0900	01	2,671	79.3152	99.14	264,803	1978	1980	0	0	60	31.50	20.00

1 SNGL FAM – 0% - 0 Heated Area: 2262 HX Base Yr



43027 FREEDOM DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,961
TOTAL MARKET OB/XF VALUE	4,143
TOTAL LAND VALUE - MARKET	140,580
TOTAL MARKET VALUE	197,684
SOH/AGL Deduction	39,137
ASSESSED VALUE	158,547
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,547
TOTAL JUST VALUE	197,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,222

3/1/2024KW: HOUSE APPEARS ABANDONED FOR SEVERAL YE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22002	REMODEL	2,499	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0216/0600	4/01/1976	WD	Q	V		11,800
GRANTOR:						
GRANTEE:						
0165/0330	1/01/1974	WD	Q	V		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2017] N15 W15 FGR=[YR=2008] W23 S20 E12 UST=[YR=1993] S5 E11 N5 W11 $ E11 N20 $ S24 E14 N9E1$W1S9W14 S1 W11 N5 W12 S37 E26 FOP=[YR=1993] E11 N8 W11 S8 $ N8 E11 S8 E26 N42 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
2	0811	CONCRETE B	0	0	0	0	864.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,673	

LAND DESCRIPTION

TOTAL OB/XF 4,143

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		OR	0.00	0.00	7.81	AC		1.00	1.00	1.00	18,000.00	18,000.00	140,580							

REVIEW DATE 03/01/2024 BY KWX Total Acres: 7.81 Total Land Value: 140,580 Market: 0 Agricultural: 0 Common: 140,580 PRINTED 08/06/2024 BY SYS