

LOT 21
WOODLAND ESTATES UNIT 1
PB 4/29 & 30

AHLUM JOSEPHINE E/ENTZI GREGORY J
43001 FREEDOM DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,812	100	1,812	228,940
FOP	120	30	36	4,549
FSP	168	40	67	8,465
UOP	288	20	58	7,328

TOTALS	2,388		1,973	249,282
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	100	0	0	1,026.00	SF	4.00	4.00	
4	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	
5	0680	POLE SHED	0	100	12	8	96.00	SF	10.00	10.00	
6	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	
7	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	9.30	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,973	105.8400	132.30	261,028	1982	2017	0	0	4.50	95.50
1 SNGL FAM - 100% - 2021											
Heated Area: 1812											
HX Base Yr 2021											

43001 FREEDOM DR, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
25,752											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			277,622
TOTAL MARKET OB/XF VALUE			25,752
TOTAL LAND VALUE - MARKET			148,800
TOTAL MARKET VALUE			452,174
SOH/AGL Deduction			103,791
ASSESSED VALUE			348,383
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			298,383
TOTAL JUST VALUE			452,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633051	NEW CONSTR	26,778	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2269/0257	4/18/2019	WD Q	Q	I	01	350,000	
GRANTOR: CARTER CHRISTOPHER M							
GRANTEE: AHLUM JOSEPHINE & G							
2041/1121	4/21/2016	WD Q	Q	I	01	222,500	
GRANTOR: WINKLEMAN ROBERT L RE							
GRANTEE: CARTER CHRISTOPHER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2003] W24 S12 BAS=[YR=1993] W32 S30 E25 FOP=[YR=1993] E20 N6 W20 S6\$ N6 E20 S6 E25 N18 FSP=[YR=1994] N12 W14 S12 E14\$ W14 N12 W24\$ E24 N12\$.											

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