E'LY 100 FT OF LOT 24
IN OR 1936/1593
WOODLAND ESTATES UNIT 1

DRISCOLL SEAN JOSEPH
43238 FREEDOM DR
CALLAHAN, FL 32011

2024

16-1N-25-2910-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

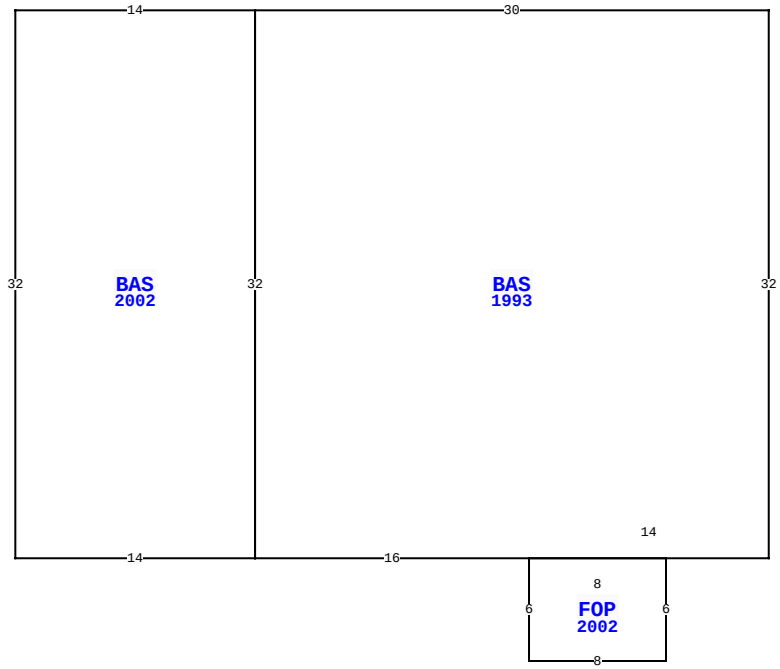
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	960	100	960	86,811
BAS	448	100	448	40,512
FOP	48	30	14	1,266
TOTALS	1,456		1,422	128,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	112.3200	106.70	151,727	1987	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1408 HX Base Yr 2021



43238 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		128,589
TOTAL MARKET OB/XF VALUE		288
TOTAL LAND VALUE - MARKET		57,750
TOTAL MARKET VALUE		186,627
SOH/AGL Deduction		38,830
ASSESSED VALUE		147,797
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,797
TOTAL JUST VALUE		186,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9409	FOUNDATION	15,675	03/01/2002
3380	N/A	25,880	05/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1936/1593	8/21/2014	SW	U	I	12	85,000
GRANTOR: US BANK N A TRUSTEE						
GRANTEE: DRISCOLL SEAN JOSEP						
1932/1773	8/19/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK N A TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2002] W14 S32 E14 N32$ S32 E16
FOP=[YR=2002] S6 E8 N6 W8$ E14 N32$.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1997	1997	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	100	0006	OR	100.00	717.00	1.65	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,750							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 1.65 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 08/06/2024 BY SYS