PT OF LOT 28
IN OR 1461/725
R 278178 & 278179

TERRELL RONDA/VARNUM MICHAEL D
43446 FREEDOM DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0028-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

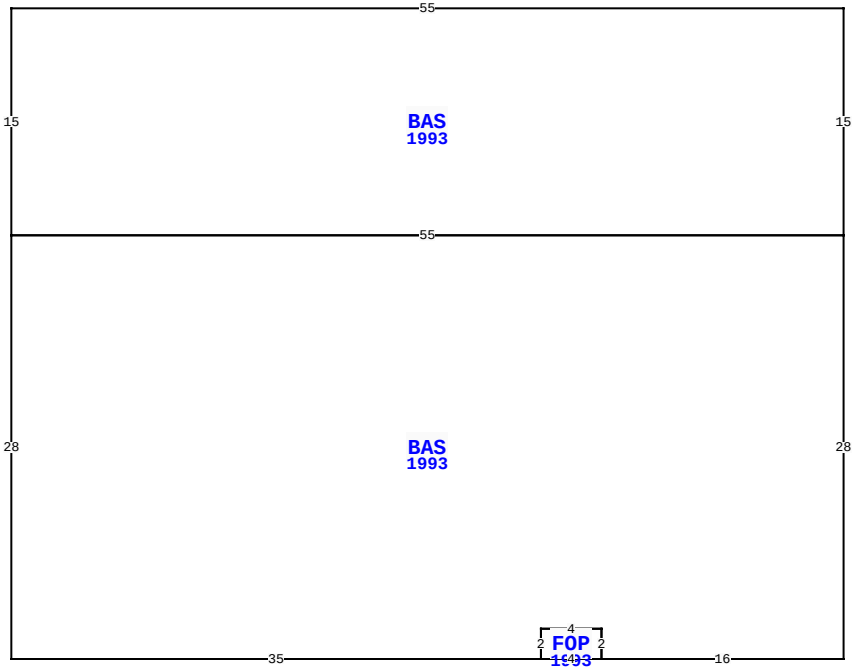
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	825	100	825	19,958
BAS	1,532	100	1,532	37,062
FOP	8	30	2	48
TOTALS	2,365		2,359	57,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,359	115.2000	80.64	190,230	1987	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 2357 HX Base Yr 2008



43446 FREEDOM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2017 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,069
TOTAL MARKET OB/XF VALUE		12,085
TOTAL LAND VALUE - MARKET		68,220
TOTAL MARKET VALUE		137,374
SOH/AGL Deduction		56,513
ASSESSED VALUE		80,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,861
TOTAL JUST VALUE		137,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7367	TEMP POLE	600	07/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/0725	11/27/2006	WD	U	I		149,900
GRANTOR: SIRVA RELOCATION CRED						
GRANTEE: TERRELL RONDA & MIC						
1461/0721	11/27/2006	WD	U	I		165,000
GRANTOR: SWEARINGEN JOHN T & S						
GRANTEE: SIRVA RELOCATION CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S15 BAS=[YR=1993] S28 E35 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E16 N28 W55$ E55 N15$.

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	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1987	1987	3	52	487	
2	0810	CONCRETE A	0	100	41	2	82.00	SF	6.50	6.50	100	1987	1987	3	52	277	
3	0200	BARN WD 0-	0	100	0	0	1,152.00	SF	20.00	20.00	100	1980	1980	3	20	4,608	
4	0811	CONCRETE B	0	100	27	24	648.00	SF	5.20	5.20	100	1987	1987	3	52	1,752	
5	0811	CONCRETE B	0	100	32	40	960.00	SF	3.90	3.90	100	1990	1990	3	59.5	2,228	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
7	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	2003	2003	3	21	353	

LAND DESCRIPTION

TOTAL OB/XF 12,085

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		OR	0.00	0.00	3.79	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,220							

REVIEW DATE 08/07/2020 BY KBA Total Acres: 3.79 Total Land Value: 68,220 Market: 0 Agricultural: 0 Common: 68,220 PRINTED 08/06/2024 BY SYS