

PT OF LOT 36
IN OR 1077/299
WOODLAND ESTATES UNIT 1

EDWARDS FAMILY REVOCABLE TRUST/EDWARDS DAVID W TRU
43050 PINERIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2910-0036-0010



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

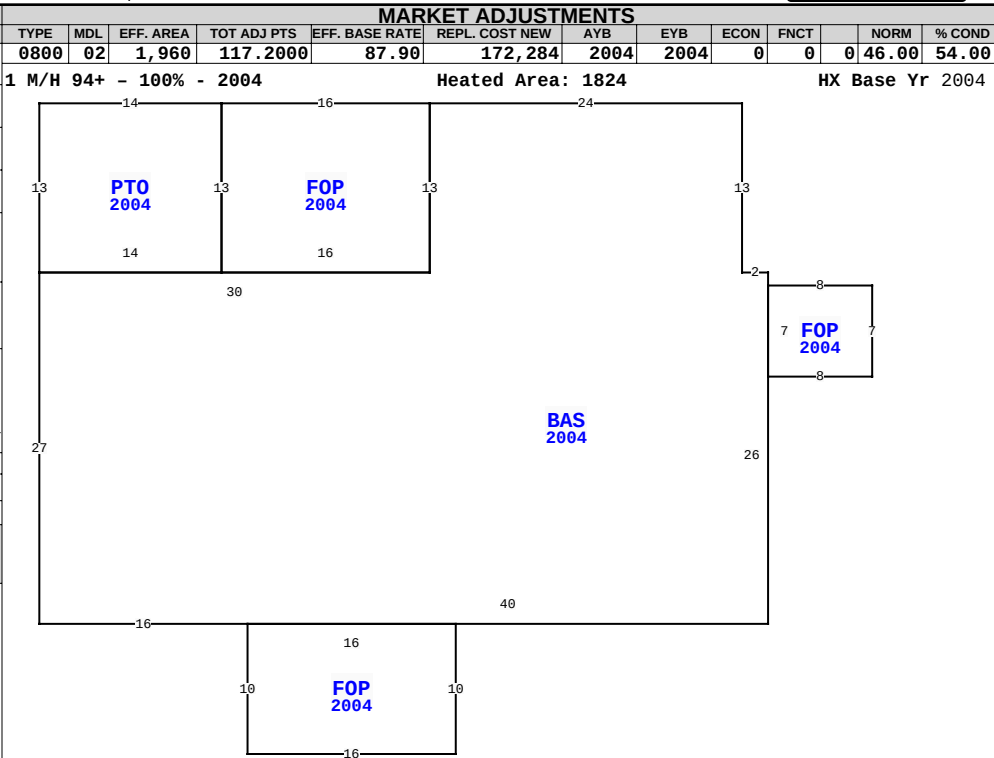
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	86,578
FOP	56	30	17	807
FOP	160	30	48	2,278
FOP	208	30	62	2,943
PTO	182	5	9	427

TOTALS	2,430		1,960	93,033
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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	0751	UOP	0 100	11	20	220.00	SF	10.00	10.00	100	1993
2	0811	CONCRETE B	0 100	0	0	402.00	SF	5.20	5.20	100	2004
3	0351	CARPORT MT	0 100	24	20	480.00	SF	6.50	6.50	100	2004
4	0940	SHEDS/PORT	0 100	24	12	288.00	SF	19.50	19.50	100	2004
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	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	0005	OR	0.00	0.00	3.51	AC	



43050 PINERIDGE DR, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										93,033	
TOTAL MARKET OB/XF VALUE										7,198	
TOTAL LAND VALUE - MARKET										63,180	
TOTAL MARKET VALUE										163,411	
SOH/AGL Deduction										64,915	
ASSESSED VALUE										98,496	
TOTAL EXEMPTION VALUE										HX HB SX 98,496	
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										163,411	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										160,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4279	MH MOVE-ON	0	01/01/2004
B12070	FOUNDATION	1,950	12/01/2003
P7415	NEW CONSTR	0	12/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1077/0299	8/27/2002	WD	U	I	01	100			
GRANTOR: EDWARDS DAVID W & LIN									
GRANTEE: EDWARDS DAVID & LIN									
0635/0020	8/29/1991	WD	U	I	01	100			
GRANTOR: EDWARDS DAVID & FRANK									
GRANTEE: EDWARDS DAVID & L J									

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2004] W8 BAS=[YR=2004] N1 W2 N13 W24 FOP=[YR=2004] W16 PTO=[YR=2004] W14 S13 E14 N13 \$ S13 E16 N13 \$ S13 W30 S27 E16 FOP=[YR=2004] S10 E16 N10 W16 \$ E40 N26 \$ S7 E8 N7 \$											