

PT OF LOT 36  
IN OR 938/466  
WOODLAND ESTATES #1 PBK 4/29

EDWARDS FAMILY REVOC LIVING TRUST/EDWARDS LYNDA M  
43026 PINERIDGE DRIVE  
CALLAHAN, FL 32011

2024

16-1N-25-2910-0036-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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          |

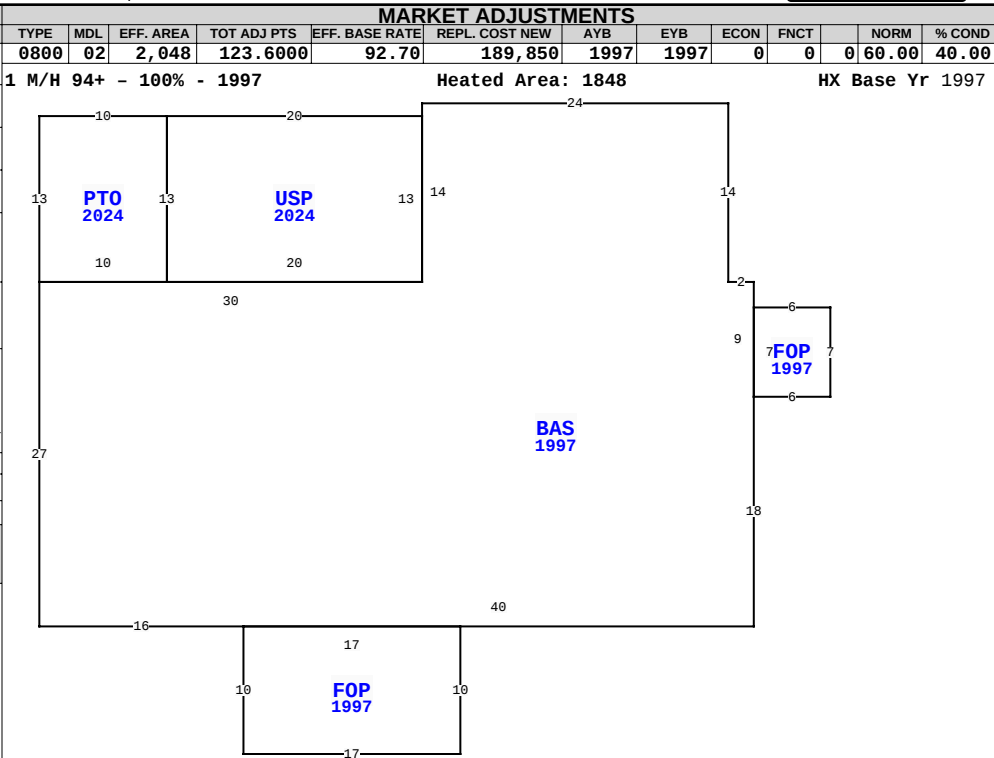
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,848            | 100         | 1,848        | 68,524               |
| FOP       | 42               | 30          | 13           | 482                  |
| FOP       | 170              | 30          | 51           | 1,891                |
| PTO       | 130              | 5           | 6            | 222                  |
| USP       | 260              | 50          | 130          | 4,820                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 2,450 |  | 2,048 | 75,940 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0351       | CARPORT MT  | 0 100   | 20 | 20 | 400.00 | SF | 5.90     | 5.90           | 100       | 1996    |
| 2              | 0936       | SEPTC TANK  | 0 0     | 0  | 0  | 1.00   | UT | 6,000.00 | 6,000.00       | 100       | 1996    |

| 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  | 2.01        | AC        |     |



|                              |          |           |
|------------------------------|----------|-----------|
| 43026 PINERIDGE DR, CALLAHAN | BLD DATE | LGL DATE  |
|                              | XF DATE  | LAND DATE |
|                              | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |  |  |  |  |                    |  |  |  |  |
|---------------------------|--|--|--|--|--------------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |                    |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |                    |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD           |  |  |  |  |
| Tax Group: 6              |  |  |  |  | Tax Dist:          |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 75,940             |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 6,472              |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 70,350             |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 152,762            |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 72,879             |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 79,883             |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB WX SX 79,438 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 445                |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 152,762            |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0                  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |                    |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 146,301            |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| MH971795   | MH MOVE-ON  | 0     | 06/01/1997 |
| MH951096   | MH MOVE-ON  | 0     | 12/01/1995 |
| 93309      | MH MOVE-ON  | 1,500 | 01/01/1994 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0938/0466                      | 6/27/2000 | WD U      | I   | 01  |        | 100        |
| GRANTOR: EDWARDS FRANK III & L |           |           |     |     |        |            |
| GRANTEE: EDWARDS FRANK III &   |           |           |     |     |        |            |
| 0635/0021                      | 8/29/1991 | WD U      | V   | 01  |        | 100        |
| GRANTOR: EDWARDS DAVID& FRANK  |           |           |     |     |        |            |
| GRANTEE: EDWARDS FRANK & L M   |           |           |     |     |        |            |

| BUILDING NOTES                                                  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997;ORIG=0,0] W2 N14 W24 S14 W30 S27 E16 E40 N18 N9 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1997;ORIG=-40,27] S10 E17 N10 W17 \$                    |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1997;ORIG=0,9] E6 N7 W6 S7 \$                           |  |  |  |  |  |  |  |  |  |  |  |
| USP=[YR=2024;ORIG=-46,-13] E20 S13 W20 N13 \$                   |  |  |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2024;ORIG=-56,-13] E10 S13 W10 N13 \$                   |  |  |  |  |  |  |  |  |  |  |  |
|                                                                 |  |  |  |  |  |  |  |  |  |  |  |

| 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  | 2.01        | AC        |     |