LOT 37 (EX PT IN OR 1782/1699
& EX ESMT IN OR 801/1528)
WOODLAND ESTATES UNIT 1

FORSTER NEVA N
PO BOX 798
CALLAHAN, FL 32011

2024

16-1N-25-2910-0037-0000

BUILDING CHARACTERISTICS

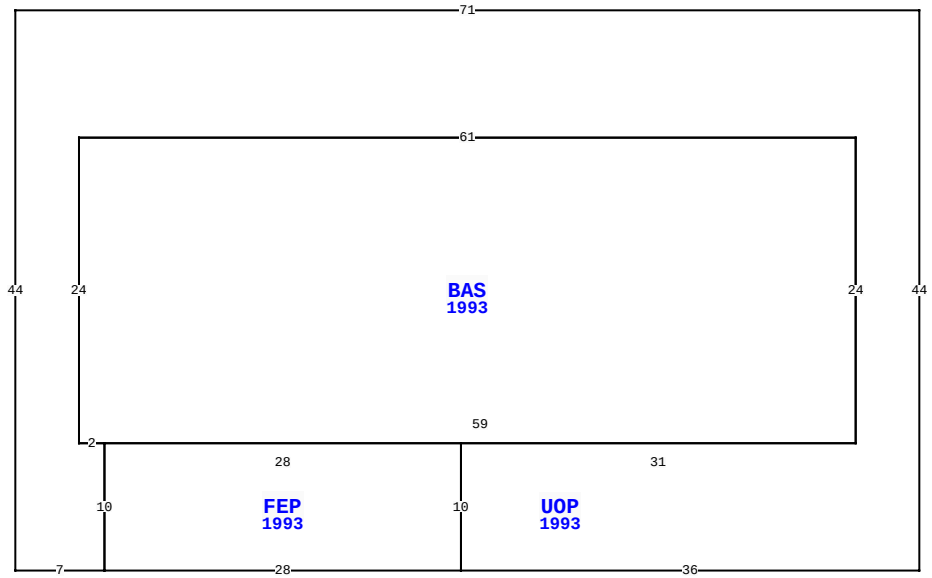
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	36,032
FEP	280	85	238	5,858
UOP	1,380	25	345	8,491
TOTALS	3,124		2,047	50,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,047	117.2000	82.04	167,936	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1702 HX Base Yr 2024



43122 PINERIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2024 DC
INC DATE		AG DATE	05/24/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,824
TOTAL MARKET OB/XF VALUE		17,400
TOTAL LAND VALUE - MARKET		150,290
TOTAL MARKET VALUE		166,961
SOH/AGL Deduction		30,379
ASSESSED VALUE		136,582
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		81,582
TOTAL JUST VALUE		232,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002730	GARAGE	31,225	03/08/2021
6028	XFOB	11,560	10/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2687/467	12/21/2023	QC	U	I	11	100
GRANTOR: COSTESCU ANTONIE DORB						
GRANTEE: FORSTER NEVA N						
2599/0816	10/28/2022	QC	U	I	11	100
GRANTOR: FORSTER NEVA N L/E						
GRANTEE: COSTESCU ANTONIE D						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W71 S44 E7 FEP=[YR=1993] E28 N10 W28 S10 $
N10 BAS=[YR=1993] E59 N24 W61 S24 E2 $ W2 N24 E61 S24 W31
S10 E36 N44 $.

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	0511	GARAGE CB-	0	100	28	24	672.00	SF	40.00	40.00	100	1980	1980	3	32.5	8,736	
2	0812	CONCRETE C	0	100	36	36	1,296.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,084	
3	0910	SCRN RM L	0	100	12	20	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	
4	0681	POLE SHED	0	100	36	36	1,296.00	SF	15.00	15.00	100	1997	1997	3	25	4,860	

LAND DESCRIPTION

TOTAL OB/XF 17,400

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	005000	C	RURAL HOME	100		OR			2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							
2	005500	A	TIMBER 2 SI	0		OR			3.67	AC		1.00	1.00	1.00	555.00	555.00	2,037							
3	005901	A	HARDWOOD SI	0		OR			2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MKT.VAL.AG	0		OR			5.67	AC		1.00	0.75	0.75	16,000.00	12,000.00	68,040							

REVIEW DATE 06/14/2021 BY KBA Total Acres: 8.02 Total Land Value: 84,737 Market: 68,040 Agricultural: 2,487 Common: 82,250 PRINTED 08/06/2024 BY SYS

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& EX ESMT IN OR 801/1528)
WOODLAND ESTATES UNIT 1

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CALLAHAN, FL 32011

2024

16-1N-25-2910-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

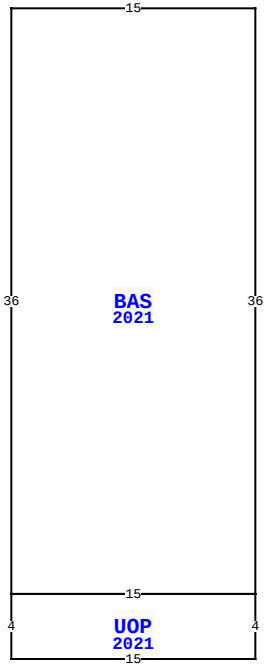
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	14,130
UOP	60	20	12	314
TOTALS	600		552	14,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	552	76.2850	26.70	14,738	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2024 Heated Area: 540 HX Base Yr 2024



43122 PINERIDGE DR, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: FORSTER NEVA N						
2599/0816	10/28/2022	QC	U	I	11	100
GRANTOR: FORSTER NEVA N L/E						
GRANTEE: COSTESCU ANTONIE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 S36 UOP=[YR=2021] S4 E15 N4 W15$ E15 N36$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/14/2021 BY KBA Total Acres: 8.02 Total Land Value: 84,737 Market: 68,040 Agricultural: 2,487 Common: 82,250 PRINTED 08/06/2024 BY SYS