BLOCK 8 LOTS 3 & 4
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

NYE MELISSA ANN
43222 PINEWOOD CT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

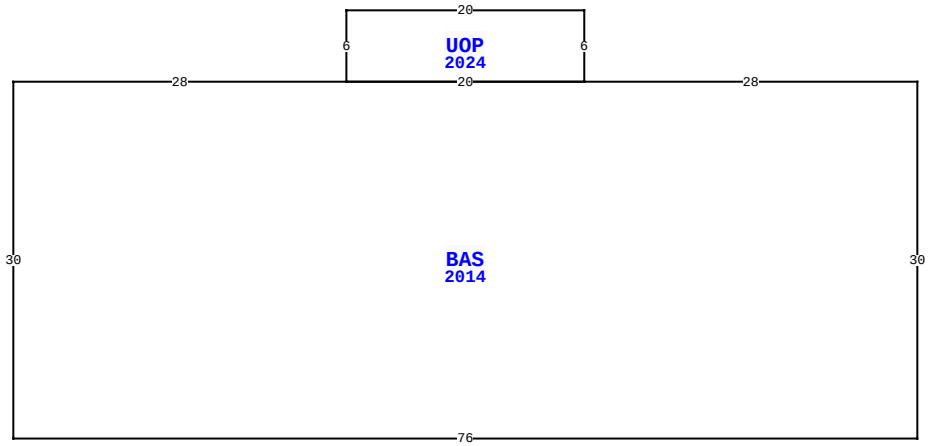
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	131,820
UOP	120	25	30	1,734
TOTALS	2,400		2,310	133,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,310	116.8000	87.60	202,356	2010	2010	0	0	0	34.00	66.00

2 M/H 94+ – 100% - 2015 Heated Area: 2280 HX Base Yr 2015



43222 PINEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,555
TOTAL MARKET OB/XF VALUE		11,746
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		245,301
SOH/AGL Deduction		81,845
ASSESSED VALUE		163,456
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,456
TOTAL JUST VALUE		245,301
NCON VALUE		10,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,307

BLDG:2:4: 2010 MERIT (2015)
BLDG:2:3: RP: 12672258 & 12672259
BLDG:2:1: DW/MH ID: FL26100PHB300981(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5524	MH MOVE-ON	0	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1343	5/21/2021	QC	U	I	11	100
GRANTOR: NYE RICHARD M JR						
GRANTEE: NYE MELISSA A						
2397/1714	6/04/2020	QC	U	I	11	100
GRANTOR: NYE RICHARD M JR						
GRANTEE: NYE MELISSA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W28 W20 W28 S30 E76 N30 $
UOP=[YR=2024;ORIG=-48,0] E20 N6 W20 S6 $
.

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	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	1993	1993	3	20	672	
2	0350	CARPORT WD	0	100	14	24	336.00	SF	13.00	13.00	100	1993	1993	3	20	874	
3	0680	POLE SHED	0	100	50	30	1,500.00	SF	10.00	10.00	100	2024	2012		68	10,200	

LAND DESCRIPTION

TOTAL OB/XF 11,746

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	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000110	C	SFR RURAL	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS