

BLOCK 8 LOT 9
IN OR 1588/977
WOODLAND ESTATES UNIT 2

HANSON THOMAS & MOLLY
43275 PINEWOOD CT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0008-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	26	AL SIDING 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08

NEIGHBORHOOD/LOC				
8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	109,396
FOP	252	30	76	7,477
FST	140	55	77	7,575
FUS	1,176	100	1,176	115,692
PTO	266	5	13	1,279
SFB	380	80	304	29,907
USP	364	30	109	10,723
TOTALS	3,690		2,867	282,048

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
1	0812	CONCRETE C	0	100	0	0	686.00	SF	4.00	4.00	100	1986	1986	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3
3	0812	CONCRETE C	0	100	61	12	732.00	SF	4.00	4.00	100	1986	1986	3
4	0812	CONCRETE C	0	100	30	24	720.00	SF	4.00	4.00	100	1986	1986	3
5	0812	CONCRETE C	0	100	0	0	2,046.00	SF	4.00	4.00	100	1990	1990	3
6	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	100	1995	1995	3
7	0811	CONCRETE B	0	100	0	0	1,876.00	SF	5.20	5.20	100	2019	2019	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,867	96.8670	121.08	347,136	1986	1995	0	0	0	18.75	81.25		
1 SNGL FAM - 100% - 2009 Heated Area: 2592 HX Base Yr 2009														
43275 PINEWOOD CT, CALLAHAN														
BLD DATE: 05/23/2023 MLU														

TOTAL OB/XF														
21,698														

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
6			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		293,299	
TOTAL MARKET OB/XF VALUE		21,698	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		364,997	
SOH/AGL Deduction		166,325	
ASSESSED VALUE		198,672	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,672	
TOTAL JUST VALUE		364,997	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4474	N/A	12,240	11/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1588/0977	10/07/2008	WD	Q	I		284,000	
GRANTOR: DELP TOM & SUZANNE							
GRANTEE: HANSON THOMAS & MOL							
0888/0174	6/22/1999	QC	U	I	06	100	
GRANTOR: CHAMPION REALTY CORP							
GRANTEE: HOLLOWAY CECIL R &							

BUILDING NOTES														
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BUILDING DIMENSIONS														
PTO=[YR=2007] W19 USP=[YR=2007] W26 S14 FST=[YR=1993] W15 S7 SFB=[YR=2017] S19 FOP=[YR=1993] S6 E42 N2 BAS=[YR=1993] E18 N30 W40 S26 E22 S4\$ N4 W42\$ E20 N19 W20\$ E20 N7 W5\$ E26 N14\$ S14 E19 N14\$ PTR=E10 FUS=[YR=1993] E42 S28 W42 N28\$ W10\$.														

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6								
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY												
Exterior Wall		19		COMMON BRK 70		6500		06		540		119.0666		41.67		22,502		1988		1988		0		0		50.00		50.00		VALUATION BY					STANDARD							
Exterior Wall		02		WALL BOARD 30		2		GARAGE RES - 100% - 2009								Heated Area: 0										HX Base Yr 2009		Tax Group: 6					Tax Dist:									
Roof Structur		07		GAMBREL 100																								BUILDING MARKET VALUE					293,299									
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE					21,698									
Interior Wall		01		MINIMUM 100																								TOTAL LAND VALUE - MARKET					50,000									
Interior Floo		03		CONC FINSH 100																								TOTAL MARKET VALUE					364,997									
Ceiling		04		NONE 100																								SOH/AGL Deduction					166,325									
Air Condition		01		NONE 100																								ASSESSED VALUE					198,672									
Heating Type		01		NONE 100																								TOTAL EXEMPTION VALUE					HX HB					50,000				
Plumbing		02		WOOD FRAME 100																								BASE TAXABLE VALUE					148,672									
Frame																												TOTAL JUST VALUE					364,997									
Story Height				0 100																								NCON VALUE					0									
RMS				0 100																								INCOME VALUE														
Stories		2.		2. 100																								PREVIOUS YEAR MKT VALUE					353,537									
Class		00		. 100																																						
Units				0 100																																						
BUD8 Adjustme		06		DIST 1D 100																																						
Occupancy		00		NONE 100																																						
Quality		06		Quality Level 06																																						
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MAP NUM				MKT AREA																													08									
NEIGHBORHOOD/LOC		8005.00																																								
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																		
UGR		720		50		360		7,501																																		
UUS		360		50		180		3,751																																		
TOTALS		1,080				540		11,251																																		
EXTRA FEATURES																																										
43275 PINWOOD CT, CALLAHAN																																										
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