

BLOCK 8 LOT 10
IN OR 1765/523
WOODLAND ESTATES UNIT 2

SZAKACSI EDWARD M & JILL E
43239 PINWOOD CT
CALLAHAN, FL 32011

2024

16-1N-25-2912-0008-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD ON PLY 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
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	1,232	100	1,232	115,536
FGR	480	55	264	24,758
FOP	144	30	43	4,033
FUS	616	100	616	57,768
PTO	280	5	14	1,313

TOTALS	2,752	2,169	203,407
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,862.00	SF	4.00	
3	0510	GARAGE WD-	0 100	28	36	1,008.00	SF	35.00	
4	0861	POOL GUNIT	0 100	0	0	250.00	SF	85.00	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
6	0855	CONC PAVER	0 100	0	0	596.00	SF	10.00	
7	0910	SCRN RM L	0 100	32	27	864.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	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	2,169	105.2961	131.62	285,484	1978	1983	0	0	28.75	71.25	
1 SNGL FAM - 100% - 2012 Heated Area: 1848 HX Base Yr 2012												
43239 PINWOOD CT, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/23/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		203,407	
TOTAL MARKET OB/XF VALUE		42,100	
TOTAL LAND VALUE - MARKET		42,500	
TOTAL MARKET VALUE		288,007	
SOH/AGL Deduction		133,821	
ASSESSED VALUE		154,186	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		104,186	
TOTAL JUST VALUE		288,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327790	NEW CONSTR	16,824	10/01/2013
B1327493	SWIM POOL	36,220	07/01/2013
R960502	REPAIR/RRF	3,500	08/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1765/0523	11/07/2011	WD	U	I	11
GRANTOR: CITIBANK N A TRUSTEE					
GRANTEE: SZAKACSI EDWARD M &					
1721/0263	1/24/2011	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: CITIBANK N A TRUSTE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W20 BAS=[YR=1993] W6 PTO=[YR=1993] N10 W28 S10 E28\$ W38 S28 E13 FOP=[YR=1993] S8 E18 N8 W18\$ E31 N28\$ S24 E20 N24\$ PTR=E15 FUS=[YR=1993] E44 S14 W44 N14\$ W15\$.									